



# Code Compliance Board Regular Meeting

## Agenda

**February 2, 2023 @ 3:00 pm**

City Hall, Commission Chambers

401 S. Park Avenue | Winter Park, Florida

### welcome

Agendas and all backup material supporting each agenda item are accessible via the city's website at [cityofwinterpark.org/bpm](http://cityofwinterpark.org/bpm) and include virtual meeting instructions.

### assistance & appeals

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

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

### please note

Times are projected and subject to change.

- 
1. **Call to Order**
    - a. a. Roll Call 3 minutes
    - b. Statement of Purpose
  2. **Swearing in of Witnesses**
  3. **Consent Agenda**
    - a. Approve minutes of regular meeting December 1, 2022 1 minute
  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. New Case: CCB# 22-921 1714 Westchester Avenue, Winter Park, FL 30 minutes  
32789
  6. **Non-Action Items**
  7. **Staff Updates**
    - a. Compliances - CCB - 22-1087 1276 Richmond Rd. 10 minutes  
CCB - 22-1086 1274 Richmond Rd.
  8. **Board Attorney Report**
  9. **Board Comments**
  10. **Upcoming Agenda Items**
  11. **Adjournment**



## Code Compliance Board

# agenda item

item type	Call to Order	meeting date	February 2, 2023
prepared by	Susanne Porras	approved by	
board approval			
strategic objective			

### subject

- a. Roll Call
- b. Statement of Purpose

### motion / recommendation

### background

### alternatives / other considerations

### fiscal impact



## Code Compliance Board

# agenda item

item type	Consent Agenda	meeting date	February 2, 2023
prepared by	Susanne Porras	approved by	
board approval			
strategic objective			

### subject

Approve minutes of regular meeting December 1, 2022

### motion / recommendation

### background

### alternatives / other considerations

### fiscal impact

### ATTACHMENTS:

[FINAL DRAFT DECEMBER CODE BOARD MINUTES.pdf](#)





# Code Compliance Board Minutes

December 1, 2022 at 3:00 p.m.

City Hall, Commission Chambers  
401 S. Park Avenue, Winter Park, Florida

## Call to Order

Chairman Mandelkern called the meeting of the City of Winter Park Code Compliance Board to order at 3:00 p.m. on December 1, 2022, in the Commission Chambers, Winter Park, Florida.

Code Compliance Board Members: Paul Mandelkern, John Schmalz, Wayne Johnson, Larry (Chris) Tabor, Todd Boyer, Douglas Bond, and Mark Van Valkenburgh were present.

Assistant City Attorney: Richard Geller from Fishback Dominick Law Firm.

Staff: Safety & Code Compliance Manager Susanne Porras, and Recording Secretary Neena Ramjit.

Chairman Mandelkern read the statement of purpose into the minutes.

## Swearing In of Witnesses

All witnesses were sworn in by Chairman Mandelkern.

## Consent Agenda

Motion made by Mark Van Valkenburgh and seconded by John Schmalz to approve the November 3, 2022 minutes.

Minutes from the November 3, 2022 Code Compliance Board were approved unanimously.

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

Chase Crowley, 182 Hart St SW, Palm Bay, FL 32908, participated in person. Mr. Crowley is a student from the University of Central Florida whose class is conducting a research project regarding citizen engagement and newsgathering habits of the citizens of Winter Park. Mr. Crowley left a contact email, [robb.lauzon@ucf.edu](mailto:robb.lauzon@ucf.edu) for anyone interested in participating in the research project to email.

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

CCB# 22-449 701 Northwood Circle, Winter Park, FL 32789

Violation: The Property, a residential dwelling, is currently being rented, used, occupied on a short-term rental website for less than one month which is a violation of the City Code.

Code Cited: Chapter 58, Section 58-71 (aa) Short-term rental of residential dwellings of the City of Winter Park Land Development Code.

Neena Ramjit, Safety & Code Compliance Coordinator, presented the history of the alleged violations.

Officer Ramjit presented the Property' details and description according to records obtained from Orange County Property Appraiser's office. She presented screenshots from advertised listings on **March 8, 2022, April 7, 2022, May 11, 2022, June 10, 2022, July 6, 2022, August 4, 2022, September 27, 2022, and November 22, 2022.** allowing rentals for less than a month. She gave the following timeline of the City's actions:

- Initial inspection of the Property occurred on March 8, 2022.
- Notice of Violation was issued on April 7, 2022.
- Notice of Hearing was issued on July 6, 2022.
- Amended Notice of Hearing was issued on August 9, 2022.
- Second Amended Notice of Hearing was issued on October 20, 2022.

Board members, Officer Ramjit, and Assistant City Attorney Richard Geller discussed Officer Ramjit's contact with the Respondent. She presented an email she sent on November 18, 2022 to Respondent Keely A Chugg as evidence. The email included a scanned copy of the Second Amended Notice of Hearing that acted as an additional attempt to notify the Respondent of the hearing. Officer Ramjit clarified that there were no citizen complaints received regarding this property and this case originated from a report generated by the City's short-term rental monitoring software stating that the property was rented for less than a month continuously.

Respondents did not appear at the meeting and did not send anyone to speak on their behalf.

No individuals appeared at the hearing to give public comment.

Chairman Mandelkern closed the public portion of the hearing for Board discussion.

**Mark Van Valkenburgh made a motion that, from the evidence presented, the Board find the Respondents, Keely A Chugg and Richard F Pfeifer, Compliance Board Case #22-449, owners of 701 Northwood Circle, Winter Park, FL 32789 in violation of Chapter 58, Section 58-71 (aa) Short-term rental of residential dwellings of the City of Winter Park Land Development Code. The respondents are ordered to cease renting the dwelling for periods of less than one month within 7 days of the hearing date. Failure to comply with this order will result in fines of up to \$250.00 per day for each day the violation continues. The Respondent is further ordered to contact the City Safety & Code Compliance Officer and provide documentation of action taken by December 10, 2022. John Schmalz seconded the motion.**

Chairman Mandelkern raised the question of when the Findings of Fact, Conclusions of Law, and Order will be sent to the Respondent so the Board can take this into consideration when finalizing the dates in the Order. Assistant City of Attorney, Richard Geller, stated that Recording Secretary, Neena Ramjit, has already drafted Findings of Fact, Conclusions of Law, and an Order for review, which will shorten the time needed to send the document to the Respondent.

No further discussion on the original motion. **Upon a Roll Call vote, the motion carried unanimously 7-0.**

## **Staff Updates**

### **Compliances**

Safety and Code Compliance Manager, Susanne Porras, reported there are no compliances currently to report.

### **Prior Case Reports**

#### **CCB# 19-1411 1400 South Denning Drive, Winter Park, FL 32789**

Assistant City Attorney Rick Geller updated the Board Members on the appeal pending in the Orange County Circuit Court. The City and the Florida Federation Garden Club filed a Joint Motion to Expedite the Appeal in the Circuit Court.

#### **CCB#18-870 1260 Whitesell Drive, Winter Park, FL 32789**

Assistant City Attorney Rick Geller informed the Board Members of the progress with the current unlawful detainer action brought by the City in the County Court of Orange County to remove the resident from the condemned house. Mr. Geller stated Mr. Moore, the resident, has refused the City's approaches to enter into a settlement agreement and the City's Public Works Department has not received an application for demolition. Mr. Geller expects to go to trial on January 12, 2023, in the County Court.

## **Board Comments**

No comments.

## **Upcoming Agenda Items**

No upcoming agenda items mentioned.

### **Adjournment**

There being no further business, Mark Van Valkenburgh made a motion to adjourn the meeting at 3:29 p.m. Douglas Bond seconded the motion and it passed unanimously.

Next meeting is January 5, 2023, at 3:00 p.m.



## Code Compliance Board

# agenda item

<b>item type</b> Public Hearings (Public participation and comment on these matters must be in-person.)	<b>meeting date</b> February 2, 2023
<b>prepared by</b> Susanne Porras	<b>approved by</b>
<b>board approval</b>	
<b>strategic objective</b>	

### subject

New Case: CCB# 22-921 1714 Westchester Avenue, Winter Park, FL 32789

### motion / recommendation

### background

Violation: Repeated estate and garage sale events at this location within one month, exceeding the allowable time per permit and city code.

Codes Cited: Article III. Garage Sales - General. Sec. 78-26 Definitions; Sec. 78-27 Permit; Sec. 78-28 Duration of Sale, Frequency; Sec. 78-29 Signs; Sec. 78-30 Display of Sale Goods and Sec. 78-31 Parking of the City of Winter Park Code of Ordinances.

### alternatives / other considerations

### fiscal impact

### ATTACHMENTS:

[02.02.23 Agenda Packet Attachment.pdf](#)

## **FACT SHEET**

February 2, 2023.

**Case No: 22-921**

### **Respondent:**

TUDOR MICHAEL  
1714 WESTCHESTER AVE.  
WINTER PARK, FL 32789-5434

1. Address where violation exists: **1714 WESTCHESTER AVE., Winter Park, FL 32789-5434**
2. Parcel I.D. No.: **12-22-29-6432-11-140**
3. Property Zone: **R-1A**
4. Inspection(s): **05/18/2022, 05/21/2022, 06/22/2022, 06/23/2022, 07/15/2022, 07/22/2022, 08/01/2022, 08/19/2022, 12/30/2022, 01/12/202, 01/14/2023 & 01/17/2023.**
5. Notice of Violation and Notice of Hearing was mailed regular, certified mail, posted on the property and city hall in accordance with Florida Statute 162 Due Process requirements.

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

### **Evidence**

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

<b>VIOLATION DESCRIPTION:</b>	<b>CORRECTIVE ACTION REQUIRED:</b>	<b>CODES CITED:</b>
<b>Repeated estate and garage sales events at this location within one month exceeding the allowable time per permit and city code.</b>	<b>Cease all estate and or garage sales activity and business activity from this location.</b>	<b>Article III. Garage Sales – General; Sec. 78-26 Definitions; Sec. 78-27 Permit; Sec. 78-28 Duration of Sale, Frequency; Sec. 78-29 – Signs; Sec. 78-30 – Display of Sale Goods and Sec.78-31 – Parking of the City of Winter Park Code of Ordinances.</b>

*If the board is in agreement with the evidence submitted and determines that an order should be issued:*

**-Staff Recommended Motion –**

From the evidence presented today, I move to find the Respondent, Michael Tudor, Code Compliance Board Case #22-921, owner of 1714 Westchester Ave., Winter Park, FL 32789 in violation of Article III. Garage Sales – General; Sec. 78-26 - Definitions; Sec.78-27 - Permit; Sec.78-28 - Duration of Sale, Frequency; Sec. 78-29 – Sign; Sec. 78-30 – Display of Sale Goods and Sec.78-31 – Parking, of the City of Winter Park Code of Ordinances. The respondent is ordered to cease all unpermitted estate and garage sales activity that exceeds the allowable time per city code within \_\_\_\_days of this hearing date. Failure to comply with this order will result in fines of up to \$250 per day or (whatever the amount the board determines) \$\_\_\_\_\_ for each day the violation continues. The Respondent is further ordered to contact the Safety and Code Compliance Officer and provide documentation of action taken by \_\_\_\_\_.

If you own and occupy property as your primary residence as of January 1, 2023, you may qualify for an exemption. The deadline to file a 2023 exemption application is March 1, 2023.

[Click Here To Apply for Homestead and Other Exemptions Online](#)

Print Date: 01/23/2023 System Refresh Date: 01/22/2023

**1714 Westchester Ave 12-22-29-6432-11-140**

**Name(s):**  
Tudor Michael

**Physical Street Address:**  
1714 Westchester Ave

**Property Use:**  
0104 - Single Fam Class IV

**Mailing Address On File:**  
1714 Westchester Ave  
Winter Park, FL 32789-5434  
[Incorrect Mailing Address?](#)

**Postal City and Zip:**  
Winter Park, FL 32789

**Municipality:**  
Winter Park



1714 WESTCHESTER AVE, WINTER PARK, FL 32789 8/3/2020 10:33 AM

[Upload Photos](#)

[View 2022 Property Record Card](#)

**i** PROPERTY FEATURES

**\$** VALUES, EXEMPTIONS AND TAXES

**SALES**

**MARKET STATS**

**LOCATION**

**2023 Values will be available in August of 2023. To see the certified values, go to the Values, Exemptions and Taxes Tab.**

[View Plat](#)

#### Property Description

ORWIN MANOR WESTMINSTER SEC J/118 LOT 14 & E1/2 OF LOT 13 BLK 11

#### Total Land Area

10,850 sqft (+/-) | 0.25 acres  
(+/-)

[GIS Calculated](#)

#### Notice

#### Land


Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0100 - Single Family	R-1A	1 LOT(S)	Working Value...	Working Value...	Working Value...	Working Value...

«« « 1 » »»

Page 1 of 1 (Total Records: 1)

#### Building

[View Winter Park Permits](#)

 <a href="#">More Details</a>	<b>Model Code:</b>	01 - Single Fam Residence	<b>Actual Year Built:</b>	1940	<b>Gross Area:</b>	2630 sqft
	<b>Type Code:</b>	0104 - Single Fam Class IV	<b>Beds:</b>	3	<b>Living Area:</b>	2114 sqft
	<b>Building Value:</b>	Working Value...	<b>Baths:</b>	2	<b>Exterior Wall:</b>	Concrete/Cinder Block
	<b>Estimated New Cost:</b>	Working Value...	<b>Floors:</b>	1	<b>Interior Wall:</b>	Plastered

«« « 1 » »»

Page 1 of 1 (Total Records: 1)

#### Extra Features

Description	Date Built	Units	Xfob Value
Fnt1 - Fountain 1	01/01/2016	1 Unit(s)	Working Value...
Fpl1 - Fplace 1	01/01/2000	1 Unit(s)	Working Value...
Pl2 - Pool 2	07/01/2006	1 Unit(s)	Working Value...
Shed - Shed	01/01/2010	1 Unit(s)	Working Value...

«« « 1 » »»

Page 1 of 1 (Total Records: 4)



THIS INSTRUMENT PREPARED BY AND RETURN TO:  
ANTHONY M. NARDELLA, JR., ESQUIRE  
1110 DOUGLAS AVE., STE. 1002  
ALTAMONTE SPRINGS, FLORIDA 32714  
PROPERTY APPRAISER'S PARCEL ID, (FOLIO)#(S):  
12-22-29-6432-11140

### QUIT CLAIM DEED

**THIS QUIT CLAIM DEED**, Executed this 2nd day of August, 2002, by HAROLD M. HARVEY, a married man, of the County of Orange, State of Florida, first party, to MICHAEL TUDOR, a single man, whose post office address is 1714 Westchester Avenue, Winter Park, Florida 32789-5434, second party.

WITNESSETH: That the said first party, for love and affection, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Orange, State of Florida, to wit:

**One-half (½) undivided interest in:**  
**Lot 14 and East ½ of Lot 13, Block 11, ORWIN MANOR WESTMINSTER**  
**SECTION, according to the map or plat thereof as recorded in Plat Book J,**  
**Page(s) 118, Public Records of Orange County, Florida**

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

The property herein conveyed DOES NOT constitute the HOMESTEAD property of the first party, Harold M. Harvey. The first party's HOMESTEAD address is 530 Lake Avenue, Orlando, Florida 32801.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:  
Sign: [Signature]  
Print: Anthony M. Nardella, Jr.

[Signature]  
HAROLD M. HARVEY  
S.S.#: [REDACTED]  
530 Lake Avenue  
Orlando, FL 32801

Sign: B. Jean Womble  
Print: B. Jean Womble

STATE OF FLORIDA

COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this 2nd day of August, 2002, by HAROLD M. HARVEY, who is ( ) personally known to me or by who has produced Ida. Drivis. Harvey as identification.



Brenda Jean Womble  
NOTARY PUBLIC  
Print Name: \_\_\_\_\_  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

The Orange County Tax Collector makes every effort to produce and publish the most current and accurate information expressed or implied, are provided for the data herein, its use, or its interpretation. The assessed values are NOT cert subject to change before being finalized for ad valorem tax purposes. Utilization of the search facility indicates understatement by the user. This Site Should not be relied upon for a title search.

**Parcel/Tangible** 12-22-29-6432- **Owner & Address:**  
**Number:** 11140 TUDOR MICHAEL 1714 WESTCHESTER AVE WINTER PARK,  
**Date:** 1/23/2023  
**Tax Year:** 2022  
**Total Assessed Value:** \$268,979 **Legal** ORWIN MANOR WESTMINSTER SEC J/118 I  
**Taxable Value:** \$243,979 **Description:** BLK 11  
**Gross Tax Amount:** \$3,545.02 **Location** 1714 WESTCHESTER AVE WINTER PARK 32  
**Millage Code:** 6 WP **Address:**

**Comments:**

**Note:** The "Certified Owner" is the Owner of record on the Tax Roll. Check the "Certified Owner" check box and see the certified owner.

**Current Taxes and Unpaid Delinquent Warrants:**

Year	Owner Information	Amount Due	View Bill/Receipt	Certified Owner	Make Payment
2022	TUDOR MICHAEL	\$3,474.12	<a href="#">Taxbill</a>	<input type="checkbox"/>	<a href="#">Pay Now</a>
2021	TUDOR MICHAEL	* PAID (View Taxbill For Receipt) *	<a href="#">Taxbill</a>	<input type="checkbox"/>	
2018	TUDOR MICHAEL	* PAID (View Taxbill For Receipt) *	<a href="#">Taxbill</a>	<input type="checkbox"/>	
2017	TUDOR MICHAEL	* PAID (View Taxbill For Receipt) *	<a href="#">Taxbill</a>	<input type="checkbox"/>	
2015	TUDOR MICHAEL	* PAID (View Taxbill For Receipt) *	<a href="#">Taxbill</a>	<input type="checkbox"/>	
2014	TUDOR MICHAEL	* PAID (View Taxbill For Receipt) *	<a href="#">Taxbill</a>	<input type="checkbox"/>	
2013	TUDOR MICHAEL	* PAID (View Taxbill For Receipt) *	<a href="#">Taxbill</a>	<input type="checkbox"/>	
2012	TUDOR MICHAEL	* PAID (View Taxbill For Receipt) *	<a href="#">Taxbill</a>	<input type="checkbox"/>	
2011	TUDOR MICHAEL	* PAID (View Taxbill For Receipt) *	<a href="#">Taxbill</a>	<input type="checkbox"/>	
2010	TUDOR MICHAEL	* PAID (View Taxbill For Receipt) *	<a href="#">Taxbill</a>	<input type="checkbox"/>	
2009	TUDOR MICHAEL	* PAID (View Taxbill For Receipt) *	<a href="#">Taxbill</a>	<input type="checkbox"/>	
2008	TUDOR MICHAEL	* PAID (View Taxbill For Receipt) *	<a href="#">Taxbill</a>	<input type="checkbox"/>	
2007	TUDOR MICHAEL	* PAID (View Taxbill For Receipt) *	<a href="#">Taxbill</a>	<input type="checkbox"/>	
2006	TUDOR MICHAEL	* PAID (View Taxbill For Receipt) *	<a href="#">Taxbill</a>	<input type="checkbox"/>	

**Unpaid Real Estate Certificates:**

Year	Current Payoff	If Paid By	Current Payoff	If Paid By	Make Payment
* NONE *	* NONE *	* NONE *	* NONE *	* NONE *	* NONE *

**Other Real Estate Certificates:**

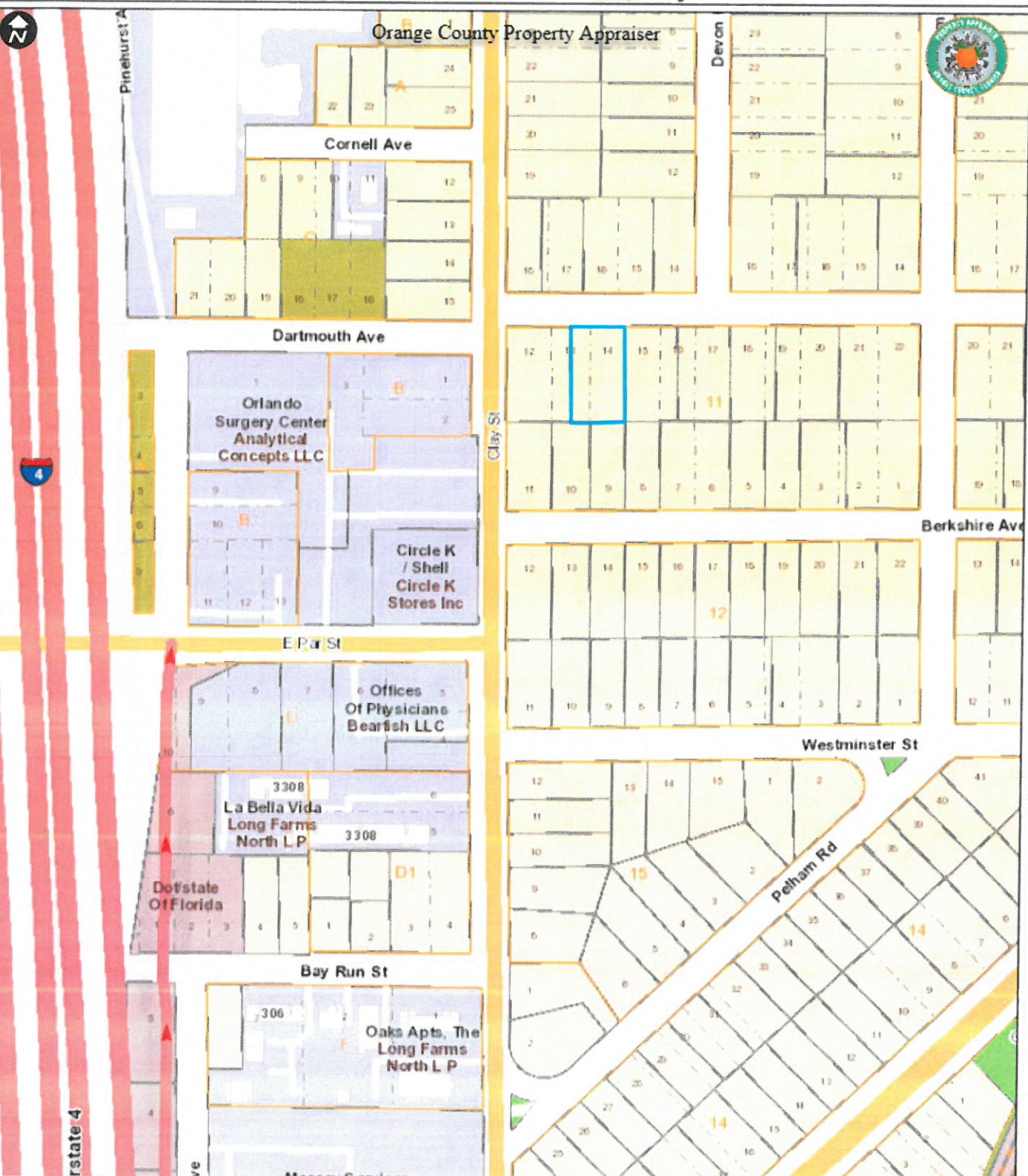
Year	Face Value	Certificate Number	Status	Amount Paid
2020	\$3,815.95	2021-0007099	Paid	\$4,015.25
2019	\$3,792.13	2020-0008601	Paid	\$3,987.99
2016	\$3,136.99	2017-0008550	Paid	\$3,300.09
2004	\$3,317.06	2005-0007185	Paid	\$3,489.16
2003	\$3,058.14	2004-0006202	Paid	\$3,217.30

**\* UNPAID DELINQUENT TAXES MUST BE PAID BY A CASHIERS CHECK, MONEY ORDER, OR CERTIFIED FUNI LAST BUSINESS DAY OF THE MONTH.**



# OCA Web Map

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



Created: 1/23/2023 15:58

This map is for reference only and is not a survey



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

CASE NO.: 22-921

City of Winter Park  
Petitioner,  
vs.  
Michael Tudor  
1714 Westchester Ave.  
WINTER PARK, FL 32789-5434  
Respondent, \_\_\_\_\_/

AFFIDAVIT OF POSTING

STATE OF FLORIDA  
COUNTY OF ORANGE

Before me, the undersigned authority, personally posted TATIA GHVINIASHVILI, Board Coordinator for the City of Winter Park, who, after being duly sworn, deposes and says:

1. That he/she is an employee of City of Winter Park, Florida and that he/she is over twenty-one years of age.
2. That he/she posted the Notice of Hearing at City Hall for the property located at 1714 WESTCHESTER AVE. on this 18<sup>th</sup> day of January 2023.
3. That the attached picture document is proof of the posting.

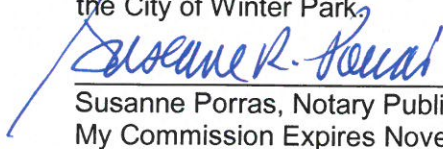
FURTHER AFFIANT SAYETH NOT

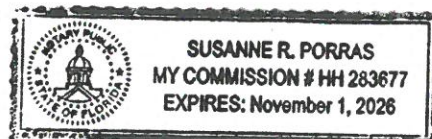
DATED this 18<sup>th</sup> day of January 2023

  
TATIA GHVINIASHVILI, Board Coordinator

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of January 2023, by TATIA GHVINIASHVILI, who is personally known to me as a Board Coordinator for the City of Winter Park.

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



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

CASE NO.: 22-921

City of Winter Park  
Petitioner,  
vs.  
Michael Tudor  
1714 Westchester Ave.  
WINTER PARK, FL 32789-5434  
Respondent, \_\_\_\_\_/

AFFIDAVIT OF POSTING

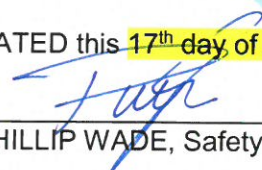
STATE OF FLORIDA  
COUNTY OF ORANGE

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

1. That he/she is an employee of City of Winter Park, Florida and that he/she is over twenty-one years of age.
2. That he/she posted the Notice of Hearing at the property located at 1714 WESTCHESTER AVE. on this 17<sup>th</sup> day of January 2023.
3. That the attached picture document is proof of the posting.

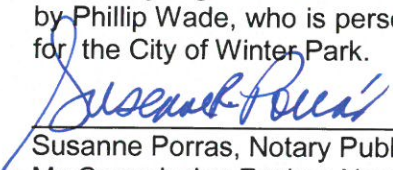
FURTHER AFFIANT SAYETH NOT

DATED this 17<sup>th</sup> day of January 2023

  
\_\_\_\_\_  
PHILLIP WADE, Safety & Code Compliance Officer

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of January 2023, by Phillip Wade, who is personally known to me as a Safety & Code Compliance Officer for the City of Winter Park.

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







01/17/2023 15:52



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

Case No: 22-921

CITY OF WINTER PARK  
 Petitioner,

vs.

TUDOR MICHAEL  
 1714 WESTCHESTER AVE.  
 WINTER PARK, FL 32789-5434

Respondent,

**SECOND 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 he 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, February 2, 2023  
 at 3 p.m. at  
 Commission Chambers  
 second floor of Winter Park City Hall  
 401 S. Park Ave., Winter Park, FL 32789

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

1. Violation of City Code Chapter/Section: **Article III. Garage Sales – General; Sec. 78-26 Definitions; Sec. 78-27 Permit; Sec. 78-28 Duration of Sale, Frequency; Sec. 78-29 – Sign; Sec. 78-30 – Display of Sale Goods, Sec. 78-31 – Parking.**
2. Address where Violation(s) exists: **1714 Westchester Ave., Winter Park, FL 32789-5434.**
3. Parcel I.D. No.: **12-22-29-6432-11-140**

01/17/2023 15:52



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

**Case No: 22-921**

CITY OF WINTER PARK  
Petitioner,

vs.

9171 9690 0935 0199 4224 68

TUDOR MICHAEL  
1714 WESTCHESTER AVE.  
WINTER PARK, FL 32789-5434

Respondent,  
\_\_\_\_\_

**SECOND 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 he 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, February 2, 2023  
at 3 p.m. at  
Commission Chambers  
second floor of Winter Park City Hall  
401 S. Park Ave., Winter Park, FL 32789**

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

1. Violation of City Code Chapter/Section: **Article III. Garage Sales – General; Sec. 78-26 Definitions; Sec. 78-27 Permit; Sec. 78-28 Duration of Sale, Frequency; Sec. 78-29 – Sign; Sec. 78-30 – Display of Sale Goods, Sec.78-31 – Parking.**
2. Address where violation(s) exists: **1714 Westchester Ave., Winter Park, FL 32789-5434.**
3. Parcel I.D. No.: **12-22-29-6432-11-140**



4. Property Zone: **R-1A**
5. Legal Description: **ORWIN MANOR WESTMINSTER SEC J/1 18 LOT 14 & E 1/2 OF LOT 13 BLK 11**
6. Names and address of owner/person in charge of location where violation exists: **Tudor Michael – 1714 Westchester Ave., Winter Park, FL 32789-5434.**
7. Description of Violation: **REPEATED ESTATE SALE EVENTS AT THIS LOCATION WITHIN ONE MONTH EXCEEDING THE ALLOWABLE TIME PER PERMIT AND CITY CODE.**
8. Compliance Requirements: **CEASE ALL UNPERMITTED ESTATE SALE ACTIVITY FROM THIS LOCATION.**

Compliance Date to avoid hearing: **January 23, 2023.**

**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/Section cited herein, notice is hereby given that, pursuant to Section 2-106 of the City of Winter Park, a **PUBLIC HEARING** is hereby scheduled in this case for fines to be assessed/liens placed against your property, or for such other matters as may be within the jurisdiction of the Code Compliance Board, on **February 2, 2023, at 3 p.m.**, at 401 S. Park Avenue, Winter Park, FL, 2<sup>nd</sup> 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 the Final Order. If you have been found to be a repeat violator by the Board, the fine 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 feel that you have come into compliance with the terms of this Order prior to the next hearing, it is your responsibility to contact the Code Compliance Division. **PLEASE GOVERN YOURSELF ACCORDINGLY.**

AN AGGRIEVED PARTY MAY APPEAL A FINAL ADMINISTRATIVE ORDER OF THE CODE COMPLIANCE BOARD TO THE CIRCUIT COURT. ANY SUCH APPEAL MUST BE FILED WITHIN THIRTY (30) DAYS OF RENDITION OF THE ORDER TO BE APPEALED AS SET

FORTH IN SECTION 162.11, FLORIDA STATUTES. If a party to the proceedings before the Code Compliance Board decides to appeal a decision of such board, a verbatim record of the proceedings may be required, or may be desirable. It is the sole responsibility of each party to the proceedings to ensure that a record is made that includes the testimony and evidence upon which an appeal may be taken.

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

**Dated this: 17th day of January 2023.**

I HEREBY CERTIFY that a true and correct copy of the foregoing Notice of Hearing has been furnished by certified and regular mail to: **TUDOR MICHAEL – 1714 WESTCHESTER AVE., WINTER PARK, FL 32789-5434.**

**Certified Mail: 9171 9690 0935 0199 4224 68**

  
**Susanne R. Porras**  
Safety & Code Compliance Div. Manager

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



## **CODES CITED:**

### **ARTICLE II. - IN GENERAL**

**Secs. 78-11—78-25. - Reserved.**

### **ARTICLE III. - GARAGE SALES**

#### **Sec. 78-26. - Definitions.**

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

*Garage sale* means a sale by a resident within the city of secondhand items belonging to such resident for a period of more than six months which shall take place at the residential site of the resident conducting the garage sale.

*Estate sale* means a sale within the city by a relative of a deceased resident or a representative of the deceased resident of items belonging to such deceased resident which shall take place at the residential site of the deceased resident and is the final sale of items of the deceased resident due to the death of the resident.

(Code 1960, § 19A-12; Ord. No. 2368, § 2, 8-8-00)

**Cross reference—** Definitions and rules of construction generally, [§ 1-2](#).

#### **Sec. 78-27. - Permit.**

(a) *Required.* Garage and estate sales may not be conducted without first obtaining a permit from the city, which permit shall set forth the time and place of the garage or estate sale, and a fee shall be paid as determined by the city commission.

(b) *Issuance.* In determining whether to issue a garage or estate sale permit, the city will take into consideration the type and amount of goods to be sold upon inspection, the vehicular parking available for the garage or estate sale, and any other conditions affecting the health, safety and welfare of the city.

(c) *Display.* The city garage or estate sale permit shall be publicly displayed at the sale.

#### **Sec. 78-28. - Duration of sale; frequency.**

A garage or estate sale must not last more than two consecutive days. A garage sale may not be conducted by any resident or representative of a resident more than once every six months, except one garage sale may be conducted within six months from the last garage sale if the garage sale is due to the sale of the residential property. An

estate sale may be conducted within six months from the last garage sale on the same residential property.

**Sec. 78-29. - Sign.**

One sign with a maximum area of three-square feet in size and up to six feet in height may be posted at the site of the garage or estate sale, and two directional signs with a maximum area of one and one-half square feet in size may be posted. The directional signs shall be placed so that the total height above the ground level does not exceed two feet and may be placed behind the street curb or beyond the edge of the street in the public right-of-way provided vehicular and pedestrian traffic is not obstructed. Sign placement is subject to removal or relocation by the abutting property owner and may not be attached to any city traffic sign or traffic control device, walls, fences or trees. All garage or estate sale signs and garage and estate sale directional signs shall have affixed a sticker provided by the city indicating the city permit number for the garage or estate sale being conducted. Neighborhood or city-wide garage sale events may utilize other approved signs by obtaining a special event permit. Signs not meeting the criteria described in this paragraph are subject to removal and disposal by the city.

**Sec. 78-30. - Display of sale goods.**

At a garage or estate sale, nothing shall be displayed outside the house, garage or carport, except that which might normally be located on the lawn or yard, such as lawn furniture, swing set, etc.

**Sec. 78-31. - Parking.**

Garage or estate sale parking shall be controlled by the permittee so as not to be a hazard or create any congestion on adjacent streets. The permittee can be required to cease all activity, and the permit may be revoked if excessive parking congestion or a traffic hazard exists as determined by the police department or code enforcement division.





01/14/2023 10:27





01/12/2023 11:29





12/30/2022 13:22





















12/30/2022 13:22





August 24, 2022

Dear Susanne Porras:

The following is in response to your request for proof of delivery on your item with the tracking number:  
**9171 9690 0935 0246 0059 41.**

#### Item Details

<b>Status:</b>	We regret to inform you that we were unable to locate any delivery information in our records for your item.
<b>Status Date / Time:</b>	N/A
<b>Location:</b>	N/A
<b>Postal Product:</b>	First-Class Mail®
<b>Extra Services:</b>	Certified Mail™ Return Receipt Electronic

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,  
United States Postal Service®  
475 L'Enfant Plaza SW  
Washington, D.C. 20260-0004

## **OFFICIAL NOTICE OF VIOLATION**

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

DATE: **May 17, 2022**  
CASE # **22-00000921**

9171 9690 0935 0246 0059 41

CERTIFIED TRACKING NUMBER: **9171 9690 0935 0246 0059 41**

You are hereby notified that the below stated property has been inspected and found to be in violation of **ARTICLE III. GARAGE SALES – GENERAL; SEC. 78-26 DEFINITIONS; SEC. 78-27 PERMIT; SEC. 78-28 DURATION OF SALE, FREQUENCY; SEC. 78-29 – SIGN; SEC. 78-30 – DISPLAY OF SALE GOODS AND SEC. 78-31 – PARKING** of the City of Winter Park Code of Ordinances.

### **CITY ORDINANCE**

On **May 17, 2022** a Violation(s) was observed on your property. The violation(s) must be corrected by **UPON RECEIPT OF THIS NOTICE**. 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: **R-1A**  
Parcel ID#: **12-22-29-6432-11-140**  
Violation: **1714 WESTCHESTER AVE.**  
Location/Address: **Winter Park, Florida 32789**  
Property Owner/ Tenant: **MICHAEL TUDOR**  
Mailing Address: **1714 WESTCHESTER AVE.**  
City/ State/ Zip: **WINTER PARK, FL 32789-5434**  
Description of Violation: **REPEATED ESTATE SALE EVENTS AT THIS LOCATION WITHIN ONE MONTH EXCEEDING THE ALLOWABLE TIME PER PERMIT AND CITY CODE.**  
Corrective action to be taken: **CEASE ALL ESTATE SALE ACTIVITY FROM THIS LOCATION UPON RECEIPT OF THIS NOTICE. CONTACT THE SAFETY & CODE COMPLIANCE OFFICER WITH YOUR INTENTIONS.**

Officer Name: **S. PORRAS** – 407-599-3283 [Sporras@cityofwinterpark.org](mailto:Sporras@cityofwinterpark.org)

#### ***Appeal Process***

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

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





marketplace

## state Sale Decorator Items

line estate sale • 15 day sale • 6 days remaining

### Location

Winter Park, FL 32789

### Dates

Sale Starts

Sale Ends

Sat

Sat

Jul 30

Aug 13

2:36pm

9:30pm



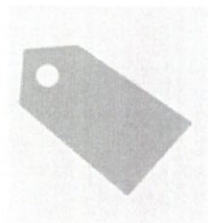
SHARE



TWEET



PIN IT



Mike Tudor Estate Sales, LLC



[Company Website](#)



[Company Details](#)



[\(407\) 865-1004](#)

Payment Methods

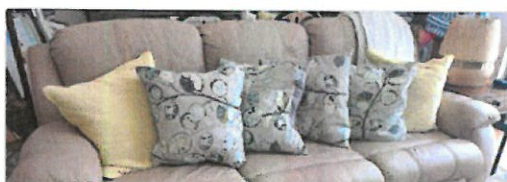
Terms and Conditions

Delivery Options



Local Pickup Available

On select items, view item for further details







## Mike Tudor Estate Sales, LLC

Winter Park, FL 32789

[\(407\) 865-1004](tel:(407)865-1004)

[miketudorestatesales.com](http://miketudorestatesales.com)

### Company Memberships

[Message Company](#)

Mike Tudor has been in the Antique and Estate Sale business in the Central Florida area for over 40 years.

With a buyer's list of over 5,000 entries, I can assure your family's heirlooms will be presented at a fair market value to many interested parties.

The staff of Mike Tudor Estate Sales are trained, qualified professionals and will provide the utmost satisfaction to the buyers as well as the clients.

Mike Tudor Estate Sales also makes available a delivery service.

The opportunity to CONSIGN quality items is also available.

Sales sites will be left in a satisfactory and clean condition after a completed sale.

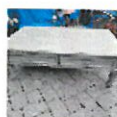
Mike Tudor Estate Sales is LICENSED, BONDED & INSURED. References available upon request.

Please contact me for any questions you might have regarding my services.

I look forward to doing business for you.

Mike Tudor

### Our Sales



Jul 22, 23

9am to 4pm (Fri)

Going on now!

#### WINTER PARK DECORATOR SALE

Listed by Mike Tudor Estate Sales, LLC

Last modified 1 Hour ago. 20 Pictures Added in Last 24 Hours.

1714 WESTCHESTER AVENUE

Winter Park, FL 32789



### Have Feedback?

Want to let the company know how they're doing? Feel free to [leave feedback!](#)



## Code Compliance Board

# agenda item

item type Staff Updates	meeting date February 2, 2023
prepared by Susanne Porras	approved by
board approval	
strategic objective	

### subject

Compliances - CCB - 22-1087 1276 Richmond Rd.  
CCB - 22-1086 1274 Richmond Rd.

### motion / recommendation

### background

### alternatives / other considerations

### fiscal impact