



**For More Information, Contact:**

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**CODE ENFORCEMENT BOARD AGENDA**

To: David Buckles, Chairman  
Bruce H. Woloshin, Vice-Chairman  
Johnny Clark  
Jack R. Litteral  
Denise Ratton  
Ron Sikes  
Marvin E. Vasquez

CC: Mike Bollhoefer, City Manager  
Ed Williams, Planning Consultant  
Stephen Pash, Community Development Director  
Skip Nemecek, Building Official  
Daniel Langley, CEB Attorney

RE: Regular Meeting – Tuesday, **March 6, 2018 - 6:15 PM (REVISED)**  
Commission Chambers, City Hall  
300 West Plant Street, Winter Garden

**1. CALL TO ORDER**

Determination of a Quorum  
Invocation and Pledge of Allegiance

**2. CONSENT AGENDA**

ALL MATTERS LISTED UNDER THE CONSENT AGENDA ARE CONSIDERED TO BE ROUTINE BY THE CODE ENFORCEMENT BOARD AND WILL BE ACTED UPON BY ONE MOTION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS DISCUSSION IS DESIRED BY A MEMBER OF THE BOARD, IN WHICH CASE THE CHAIRMAN WILL INSTRUCT THE BOARD CLERK TO REMOVE THE ITEM FROM THE CONSENT AGENDA AND SUCH ITEM WILL BE CONSIDERED SEPARATELY.

- A. Swearing in of parties to testify
- B. Approve February 6, 2018 meeting minutes.

**3. HEARINGS ON STATEMENT OF VIOLATIONS PURSUANT TO NOTICES OF HEARING**

**A. OLD BUSINESS**

**1. CASE # 15-021 – 530 Susan B Britt Court, Winter Garden, FL - POSTPONE**

POSTPONED from October 4, 2016 Meeting  
Community Development Director Steve Pash

- Sec. 18-91** Required
- Sec. 18-91.5** Work Starting Before Permit Issuance
- Sec. 18-94** Expiration; Special Permit
- Sec. 18-121** Required; Recordation
- Sec. 18-163** Number, Duration and Removal
- Sec. 18-169** Permit – Required
- Sec. 106-18** Maximum Impervious Surface Ratios (ISR)
- Sec. 118-68** Site Plan (Development Plan) Required
- Sec. 118-69** Principal Uses
- Sec. 118-70** Procedures
- Sec. 118-71** Construction Permit and Site Plan Review Certificate Required
- Sec. 118-774** Special Exceptions
- Sec. 118-776** Dimensions and Area Requirements
- Sec. 118-1310** Generally

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PLEASE NOTE: IN ACCORDANCE WITH FLORIDA STATUTES 286.0105: ANY PERSON WHO DESIRES TO APPEAL ANY DECISION AT THIS MEETING WILL NEED A RECORD OF THE PROCEEDINGS AND FOR THIS PURPOSE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED, WHICH SUCH WRITTEN RECORD IS NOT PROVIDED BY THE CITY OF WINTER GARDEN.

PLEASE NOTE: IN ACCORDANCE WITH FLORIDA STATUTE 286.26: PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THOMAS KNAPPMAN, 300 WEST PLANT STREET, WINTER GARDEN, FL 34787, (407) 656.4111, EXT. 4001 - 48 HOURS IN ADVANCE OF THE MEETING.

2. **CASE # 16-014 – 13440 W. Colonial Drive, Winter Garden, FL- POSTPONE**

POSTPONED from October 4, 2016 Meeting  
 Community Development Director Steve Pash  
**Sec. 106-9** Maintenance

**B. NEW BUSINESS**

1. **CASE # 16-032 – 531 Susan B Britt Ct, Winter Garden, FL - POSTPONE**

POSTPONED from February 7, 2017 Meeting  
 Community Development Director Steve Pash  
**Sec. 38-60** Duty to keep property clean  
**Sec. 38-94** Accumulations of trash, junk, debris and nonliving plant material on property utilized or zoned for residential, professional office, commercial or industrial use.  
**Sec. 118-69** Principal uses  
**Sec. 118-97** Use requirements  
**Sec. 118-774** Special exceptions  
**Sec. 118-1386** Off-Street Parking  
**Sec. 118-1387** Location of Off-Street Parking Spaces

2. **CASE # 16-033 – 551 Susan B Britt Ct, Winter Garden, FL - POSTPONE**

POSTPONED from February 7, 2017 Meeting  
 Community Development Director Steve Pash  
**Sec. 18-91** Required  
**Sec. 38-60** Duty to keep property clean  
**Sec. 38-94** Accumulations of trash, junk, debris and nonliving plant material on property utilized or zoned for residential, professional office, commercial or industrial use.  
**Sec. 118-69** Principal uses  
**Sec. 118-97** Use requirements  
**Sec. 118-774** Special exceptions  
**Sec. 118-1386** Off-Street Parking  
**Sec. 118-1387** Location of Off-Street Parking Spaces

3. **CASE# 17-263 – 208 N West Crown Point Rd, Winter Garden FL - POSTPONE**

POSTPONED from February 6, 2018 Meeting  
 Community Development Director Steve Pash  
**Sec. 38-94** Accumulations of trash, junk, debris and nonliving plant material on property utilized or zoned for residential, professional office, commercial or industrial use.  
**Sec. 38-95** Excessive growth of grass, weeds, and brush on property Utilized or zoned for residential, professional office, commercial or industrial use.  
**Sec. 118-578** Permitted accessory uses and structures  
**Sec. 118-580** Prohibited uses and structures

4. **CASE# 16-02 – 245 N Central Ave, Winter Garden FL**

Community Development Director Steve Pash  
**Sec. 38-94** Accumulations of trash, junk, debris and nonliving plant material on property utilized or zoned for residential, professional office, commercial or industrial use.  
**Sec. 118-395** Prohibited uses and structures

**5. CASE# 17-98 – 621 Lost Grove Cir, Winter Garden FL**

Community Development Director Steve Pash  
 Sec. 18-91 Required

**\*6. CASE# 17-259 – 237 E Cypress St, Winter Garden FL**

Community Development Director Steve Pash

- Sec. 18-91 Required.
- Sec. 18-163 Number, Duration and Removal
- Sec. 18-165 Signage
- Sec. 18-167 Residential area or district
- Sec. 18-169 Permit – Required
- Sec. 38-94 Accumulations of trash, junk, debris and nonliving plant material on property utilized or zoned for residential, professional office, commercial or industrial use.
- Sec. 74-33 Prohibited in specific places
- Sec. 118-393 Permitted accessory uses and structures
- Sec. 118-395 Prohibited uses and structures
- Sec. 118-1127 Disabled motor vehicles
- Sec. 118-1387 Location of off street parking spaces

**\*7. CASE# 18-78 – 430 E Cypress St, Winter Garden FL**

Community Development Director Steve Pash

- Sec. 18-163 Number, Duration and Removal
- Sec. 18-165 Signage
- Sec. 18-167 Residential area or district
- Sec. 18-169 Permit – Required
- Sec. 38-94 Accumulations of trash, junk, debris and nonliving plant material on property utilized or zoned for residential, professional office, commercial or industrial use.
- Sec. 74-33 Prohibited in specific places
- Sec. 118-393 Permitted accessory uses and structures
- Sec. 118-395 Prohibited uses and structures
- Sec. 118-1127 Disabled motor vehicles
- Sec. 118-1387 Location of off street parking spaces

**\*8. CASE# 18-79 – 229 2<sup>nd</sup> St, Winter Garden FL**

Community Development Director Steve Pash

- Sec. 18-163 Number, Duration and Removal
- Sec. 18-165 Signage
- Sec. 18-167 Residential area or district
- Sec. 18-169 Permit – Required
- Sec. 38-94 Accumulations of trash, junk, debris and nonliving plant material on property utilized or zoned for residential, professional office, commercial or industrial use.
- Sec. 74-33 Prohibited in specific places
- Sec. 118-393 Permitted accessory uses and structures
- Sec. 118-395 Prohibited uses and structures
- Sec. 118-1127 Disabled motor vehicles
- Sec. 118-1387 Location of off street parking spaces

**9. CASE# 17-374 – 1224 Union Club Dr, Winter Garden FL**

Community Development Director Steve Pash

- Sec. 18-91** Required.
- Sec. 38-155** Prohibited acts
- Sec. 118-858** Permitted uses

**10. CASE# 18-108 – 12270 W Colonial Dr, Winter Garden FL**

Community Development Director Steve Pash

- Sec. 18-155** Conditions constituting hazards-notice
- Sec. 118-1452** External site lighting
- Sec. 118-1536** General requirements

**4. COMMENTS**

- 5. ADJOURNMENT** - to a regular Code Enforcement Board meeting on Tuesday, **April 3, 2018** at **6:15 p.m.** in City Hall Commission Chambers, 300 W. Plant Street, 1<sup>st</sup> floor.