



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, **April 3, 2018 - 6:15 PM**
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 March 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

3. **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

4. **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

5. **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

6. **CASE# 18-108 – 12270 W Colonial Dr, Winter Garden FL**
 POSTPONED from March 6, 2018 Meeting
COMPLIANT PRIOR TO APRIL 3, 2018 MEETING – CASE CLOSED

7. **CASE# 17-98 – 621 Lost Grove Cir, Winter Garden FL**
 POSTPONED from March 6, 2018 Meeting
 Community Development Director Steve Pash
 Sec. 18-91 Required

8. 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

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

POSTPONED from March 6, 2018 Meeting

Community Development Director Steve Pash

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

10. CASE# 17-375 – 155 S Main Street, Winter Garden, FL

POSTPONED from February 6, 2018 Meeting

Community Development Director Steve Pash

- Sec. 18-151** Standard code adopted
- Sec. 18-159** Public nuisances
- Sec. 18-181** Minimum standards
- 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. 98-196** Outdoor storage
- Sec. 118-1127** Disabled motor vehicles

B. NEW BUSINESS: none

4. COMMENTS

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