1. CALL TO ORDER
Chairman Buckles called the meeting of the Code Enforcement Board to order at 6:15 p.m. in the City Hall Commission Chambers.

Quorum was present.

Present: Chairman David Buckles, Vice-Chairman Bruce Woloshin and Board Members: Johnny Clark, Jack Litteral, Denise Ratton, and Marvin E. Vasquez

Absent: Ron Sikes (excused)

Staff Present: Assistant City Attorney Chris Conley, Community Development Director Steve Pash, Code Compliance Officer Tom Knappman, and Recording Secretary Kathleen Rathel

2. CONSENT AGENDA
   A. SWEARING IN OF PARTIES TO TESTIFY
      CEB Recording Secretary Rathel swore in Community Development Director Pash who will be presenting testimony.

   B. APPROVAL OF MINUTES
      MOTION: Board Member Clark moved to approve the July 10, 2018 meeting minutes. Seconded by Board Member Litteral and carried unanimously 6 - 0.

3. HEARINGS ON STATEMENT OF VIOLATIONS PURSUANT TO NOTICES OF HEARINGS
   A. OLD BUSINESS
      No old business.

   B. NEW BUSINESS
      1. CASE 17-071 - 12301 W Colonial Drive, Winter Garden, Fl.
         Community Development Director Steve Pash
         Sec. 18.151 Standard Code Adopted
         Sec. 18.159 Public Nuisances
         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. 58.5 Prohibited Acts
         Sec. 62.31 Maintenance of Privately Owned Streets, Driveways and Parking Lots
         Sec. 66.92 Required
         Sec. 102.61 Unsafe Signs
         Sec. 102.92 Prohibited Signs
         Sec. 102.161 Signs Permitted in Commercial and Industrial Districts
FINDINGS OF FACT AND CONCLUSIONS OF LAW IN CASE 17-071
Community Development Director Pash turned the item over to one of the owners present to allow them to present their case first then follow up with staff comments.

Dale Parsons of 690 Osceola Avenue, Winter Park, Florida, started by stating he is one of the partners with John Hussey of Peoples Plaza which they purchased before the financial crash in 2008. They continued to pursue opportunities and recently brought in financial partners and got approval to build a hotel on the site. They lost tenants when the redevelopment rumor started which left the building unsustainable and the property is in bad shape. They plan to start demolition in February, 2019, but have to have an asbestos survey first. Once they get the proper permits they hope to have the demo complete by the end of March.

He stated John Hussey has been managing the property and they are aware of one business in particular with numerous code violations regarding excess vehicles. They have asked that business to leave. He is willing to address other items with Staff but believes most issues will be fixed with the demolition of the front building and the problem tenant moving out of the back warehouse building.

Questions and Discussion
Discussion ensued regarding the tenant's location on the property, if they will be clearing out all the vehicles, and if the vehicles remaining would be visible once the front building was demolished, current number of violations on the property and how long the violations have been in force, and proposed time frame for redevelopment.

Community Development Director Pash followed up by stating Staff recommends tabling this item until the April 2, 2019 Code Board meeting.

MOTION: Based upon the Findings of Fact and evidence presented, Board Member Clark moved to Table Case 17-071 until the April 2, 2019 Code Board meeting. Seconded by Board Member Ratton and carried 5 - 1 with Board Member Vasquez voting against.

2. CASE 17-376 – 521 Seminole Street, Winter Garden, Fl.
Community Development Director Stephen Pash
Sec. 18.91 Required
Sec. 18.155 Conditions Constituting Hazards – Notice
Sec. 18.159 Public Nuisances
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
Sec. 118.1127 Disabled Motor Vehicles
Sec. 118.1387 Location of Off-Street Parking Spaces

3. CASE 18-327 – 151 W Maple Street, Winter Garden, Fl.
Community Development Director Stephen Pash
Sec. 18.155 Conditions Constituting Hazards – Notice
Sec. 18.159 Public Nuisances
FINDINGS OF FACT AND CONCLUSIONS OF LAW IN CASE 17-376 AND CASE 18-327
Community Development Director Pash stated these two items on the agenda, Case 17-376 at 521 Seminole Street, and Case 18-327 at 151 W Maple Street, are both owned by the same person, Craig Sederland. The City has been dealing with the owner for a while and the owner has put forth a lot of effort. Staff recommends tabling both cases until the March 5, 2019 Code Board meeting.

Questions and Discussion
Chairman Buckles questioned whether the owner was going to be able to comply by the next meeting. Mr. Pash believed the owner would be able to meet the deadline.

MOTION: Based upon the Findings of Fact and evidence presented, Board Member Clark moved to Table Case 17-376 and Case 18-327 until the March 5, 2019 Code Board meeting. Seconded by Board Member Vasquez and carried unanimously 6 – 0.

4) COMMENTS OR DISCUSSION
No comments or discussion.

5) ADJOURNMENT
There being no further business, the meeting was adjourned at 6:35 pm.

ATTEST:
/S/

APPROVED:
/S/
Chairman David Buckles