



**CODE ENFORCEMENT BOARD  
A Regular Meeting Minutes  
December 7, 2010**

**CALL TO ORDER**

A **REGULAR MEETING** of the Winter Garden Code Enforcement Board (CEB) was called to order by Chairman Joseph Skubas at 6:17 p.m. at City Hall, 300 West Plant Street, Winter Garden, Florida and it was determined that a quorum was present. The invocation and Pledge of Allegiance were given.

**Present:** Chairman Joseph Skubas, Board Members Bradley Lomneck, Harold Petch, Henry L. Wright, John Benoit III, and Wanda Patterson.

**Also Present:** Board Attorney Gayle Owens, Secretary Ana Lucia Alves, Code Enforcement Manager Skip Lukert.

**Absent:** Vice-Chairman Jeffrey Sherron.

Chairman Joseph Skubas introduced new Code Enforcement Board member Harold Petch, who previously was administered the oath of the office.

1. **CONSENT AGENDA**

**APPROVAL OF MINUTES**

Approval of minutes from the regular meeting of October 5, 2010. **Motion by member Lomneck to approve the minutes of October 5, 2010 as printed, member Patterson seconded, and the motion carried unanimously 6-0.**

2. **HEARINGS ON STATEMENT OF VIOLATIONS PURSUANT TO NOTICES OF HEARINGS**

**SWEARING IN BY PARTIES TO TESTIFY**

CEB Attorney swore in Code Enforcement Manager Skip Lukert who will be presenting testimony.

A. **OLD BUSINESS ITEMS**

1. **CASE # 10-1058, Respondent Lopez and Sons Properties LLC**  
**131 Vining Street, Winter Garden, FL**  
Code Manager Skip Lukert

**FINDINGS OF FACT AND CONCLUSIONS OF LAW IN CASE # 10-1058**

Code Enforcement Manager Skip Lukert presented exhibits and stated the case was previously tabled and now the property is in compliance.

**B. NEW BUSINESS ITEMS**

**1. CASE # 10-1549/50, Respondents William F and Wendell C. Landt  
13728 Fox Glove St, Winter Garden, Fl**

Code Manager Skip Lukert

**Sec 118-1297** – Fences: (b) Enclosure of Swimming pool

**Sec 38-62** – Mosquito breeding places

**Sec 38-29** – Abatement of nuisances required

**FINDINGS OF FACT AND CONCLUSIONS OF LAW IN CASE # 10-1549/50**

Code Enforcement Manager Skip Lukert presented exhibits and stated that the property is not in compliance. Respondent is in violation of the City of Winter Garden Code of Ordinance Sections 118-1297, 38-62 and 38-29. Property was found in violation on October 20, 2010. Notice of Violation was sent out on November 2, 2010 asking for compliance on or before November 24, 2010. Mr. Lukert recommended to the Board a \$250.00 a day fine will be imposed from the compliance date of November 24, 2010 until the property is brought into compliance.

***Motion:*** Member Lomneck moved in Case # 10-1549/50 that the respondent is in violation of the Winter Garden Code of Ordinances, Sections 118-1297, 38-62 and 38-29. Respondent shall correct the violation on or before December 15, 2010. The Respondent is further ordered to contact the City of Winter Garden Code Inspector to arrange for an inspection of the property to verify compliance. If respondent does not comply with the order, a fine may be imposed at a later hearing for up to \$250.00 per day for each day the violation continues past the date given for compliance. The Board also finds that the violation presents a serious threat to the public health, safety and welfare. Seconded by Member Benoit III and carried unanimously 6-0.

**2. CASE # 10-1555, Respondent Neta F Ward  
250 Temple Grove Street, Winter Garden, Fl**

Code Manager Skip Lukert

**FINDINGS OF FACT AND CONCLUSIONS OF LAW IN CASE # 10-1555**

Code Enforcement Manager Skip Lukert stated that the property is in compliance.

**3. COMMENTS**

*No additional comments.*

4. **ADJOURNMENT**

*There being no more business to discuss, Member Lomneck moved to adjourn the meeting at 6:27 p.m. Seconded by Member Benoit III and carried unanimously 6-0.*

ATTEST:

APPROVED:

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Secretary Ana Lucia Alves

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Chairman Joseph Skubas