



**CODE ENFORCEMENT BOARD AGENDA
CITY HALL COMMISSION CHAMBERS
300 W. Plant Street**

December 6, 2011 - 6:15 P.M.

CALL TO ORDER

Call to Order

Determination of a Quorum

Invocation and Pledge of Allegiance

Welcome and Oath of Office given to New Member

1. 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.

Approve August 2, 2011 meeting minutes.

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

A. OLD BUSINESS

1. CASE # 10-1673 – 129 3RD ST., Winter Garden, FL

Building Official Skip Lukert

Sec. 18-151. Standard code adopted.

Case Tabled at March 1, 2011 CEB meeting.

2. CASE # 10-1694 and 10-1695 – 910 Carter Rd, Winter Garden, FL

Building Official Skip Lukert

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.118-773. Permitted accessory uses and structures.

Case was Tabled in March 1, 2011 CEB meeting.

3. **CASE # 11-0051 and 11-0063 – 35 S Dillard St., Winter Garden, Fl**
Building Official Skip Lukert
Sec. 118-1126. Commercial structures; uses involving sales, storage, repairs, service. – Construction equipment is being stored on a C-2 parcel.
Sec. 98-192. General criteria and standards.

Case was Tabled in March 1, 2011 CEB meeting.

4. **CASE # 11-0075 – Respondent Lisa Rushing Hughes**
118 W Newell St., Winter Garden, Fl
Building Official Skip Lukert
Sec. 18-151. Standard code adopted.

Case was tabled on March 1, 2011 CEB meeting.

B. NEW BUSINESS

1. **CASE # 11-0373 – 1437 Portmoor Way, Winter Garden, Fl**
Building Official Skip Lukert
Sec. 118-1297. Fences and Walls (B) - Enclosure of Swimming Pools and Spas.
Sec. 38-62. Mosquito breeding place – Water is not being filtered or chemically treated.
Sec. 38-29. Abatement of nuisances required.
2. **CASES # 11-0995/ 11-0996/ 11-0988 and 11-0999 – 702 S Woodland St, Winter Garden, Fl**
Senior Planner Steve Pash
Sec. 118-208. Unsafe Buildings or Structures.
Washing machines are not rated to be located outside.
Washing machines are not properly connected to a GFI outlet.
Florida Building Code 2007 & NEC 2008
Washing machines are not properly connected to the water source.
FBC – Plumbing Code 2007
Washing machines are not properly trapped or connected to the sewer.
FBC - Plumbing Code 2007

3. COMMENTS

4. ADJOURNMENT

Notice: 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 testimony and evidence upon which the appeal is based. Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office 48 hours in advance of the meeting.