



**For More Information, Contact:**  
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## CODE ENFORCEMENT BOARD AGENDA

To: John Benoit III  
David Buckles  
Jack R. Litteral  
Johnny Clark  
Harold Petch  
Bruce H. Woloshin  
Joseph Skubas, Chair

CC: Mike Bollhoefer, City Manager  
Ed Williams, Community Development Director  
Steve Pash, Community Development Manager  
Mark Jones, Building Official  
Daniel Langley, CEB Attorney

RE: Regular Meeting – Tuesday, May 5, 2015 - 6:15 PM  
Commission Chambers, City Hall  
300 West Plant Street, Winter Garden

### 1. **CALL TO ORDER**

Determination of a Quorum  
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 3, 2015 meeting minutes.

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

#### A. OLD BUSINESS

1. **504 West Plant Street, Winter Garden, FL → CASE # 13-317, 13-318, 13-319 & 13-320.**

Community Development Manager Steve Pash  
**Sec. 18-155** Conditions Constituting Hazards  
**Sec. 18-159** Public Nuisances  
**Sec. 18-181** Minimum Standards

2. **13385 West Colonial Drive, Winter Garden, FL → CASE # 14-188.**

Community Development Manager Steve Pash  
**Sec. 102-92** Prohibited Signs  
**Sec. 102-161** Signs permitted in Commercial and Industrial Districts  
Respondent is requesting a reduction in fines.

Posted: April 24, 2015 Page 1 of 2

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 KARLA CUEVAS, 300 WEST PLANT STREET, WINTER GARDEN, FL 34787, (407) 877-5462 - 48 HOURS IN ADVANCE OF THE MEETING.

**3. 15502 Stoneybrook West Parkway, Winter Garden, FL → CASE # 15-14.**

Community Development Manager Steve Pash

**Sec. 118-1** Definitions

**Sec. 180-580** Prohibited Uses and Structures

**Sec. 118-1022** Principal Permitted Uses

**Sec. 118-1024** Principal Prohibited Uses

**Sec. 118-1387** Location of Off-Street Parking Spaces

**B. NEW BUSINESS**

**1. 530 Susan B Britt Court, Winter Garden, FL → CASE # 15-21.**

Community Development Manager 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

**4. COMMENTS**

**5. ADJOURNMENT** - to a regular Code Enforcement Board meeting on Tuesday, June 2, 2015 at 6:15 p.m. in City Hall Commission Chambers, 300 W. Plant Street, 1<sup>st</sup> floor.