



**For More Information, Contact:**

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## CODE ENFORCEMENT BOARD AGENDA

To: John Benoit III, Chairman  
David Buckles, Vice-Chairman  
Johnny Clark  
Jack R. Litteral  
Ron Sikes  
Marvin E. Vasquez  
Bruce H. Woloshin

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, November 3, 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 September 1, 2015 meeting minutes.

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

#### **A. OLD 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

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

- Sec. 118-774 Special Exceptions
- Sec. 118-776 Dimensions and Area Requirements
- Sec. 118-1310 Generally

2. **15502 Stoneybrook West Parkway, Winter Garden, FL → CASE # 05-086 \*15-86**

- Community Development Manager Steve Pash
- Sec. 22-29 Open Air Event Permit – Open Air Vendors
- Sec. 118-1 Definitions
- Sec. 118-580 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. **309 Pennsylvania Ave, Winter Garden, FL → CASE # 05-096 \*15-96**

- Community Development Manager Steve Pash
- Sec. 38-60 Duty to Keep Property Clean
- Sec. 38-93 Definitions
- Sec. 38-94 Accumulations of Trash, Junk, Debris and Non-Living Plant Material on Property Utilized or Zoned for Residential, Professional Office, Commercial or Industrial Use
- Sec. 118-10 Restrictions on Uses
- Sec. 118-393 Permitted Accessory Uses and Structures
- Sec. 118-395 Prohibited Uses and Structures

**4. COMMENTS**

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