



For More Information, Contact:

Thomas Knappman
Code Compliance
City of Winter Garden
300 West Plant Street
Winter Garden, FL 34787
407.656.4111, ext. 4001
tknappman@cwgdn.com

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, Planning Consultant
Stephen Pash, Community Development Director
Mark Jones, Building Official
Daniel Langley, CEB Attorney

RE: Regular Meeting – Tuesday, October 4, 2016 - 6:15 PM
Commission Chambers, City Hall
300 West Plant Street, Winter Garden

1. CALL TO ORDER

Determination of a Quorum
Invocation and 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 August 2, 2016 meeting minutes.

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

A. OLD BUSINESS

1. CASE # 15-021 – 530 Susan B Britt Court, Winter Garden, FL

POSTPONED to NOVEMBER 1, 2016 MEETING

Community Development Director 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

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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 THOMAS KNAPPMAN, 300 WEST PLANT STREET, WINTER GARDEN, FL 34787, (407) 656-4111, EXT. 4001 - 48 HOURS IN ADVANCE OF THE MEETING.

2. **CASE # 16-014 – 13440 W. Colonial Drive, Winter Garden, FL**
POSTPONED to NOVEMBER 1, 2016 MEETING
Community Development Director Steve Pash
Sec. 106-9 Maintenance

B. NEW BUSINESS

1. **CASE # 16-032 – 531 Susan B Britt Ct, Winter Garden, FL**
POSTPONED to NOVEMBER 1, 2016 MEETING
Community Development Director Steve Pash
Sec. 38-60 Duty to keep property clean
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. 118-69 Principal uses
Sec. 118-97 Use requirements
Sec. 118-774 Special exceptions
Sec. 118-1386 Off-Street Parking
Sec. 118-1387 Location of Off-Street Parking Spaces
2. **CASE # 16-033 – 551 Susan B Britt Ct, Winter Garden, FL**
POSTPONED to NOVEMBER 1, 2016 MEETING
Community Development Director Steve Pash
Sec. 18-91 Required
Sec. 38-60 Duty to keep property clean
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. 118-69 Principal uses
Sec. 118-97 Use requirements
Sec. 118-774 Special exceptions
Sec. 118-1386 Off-Street Parking
Sec. 118-1387 Location of Off-Street Parking Spaces
3. **CASE # 16-058 – 15154 Ovation Drive, Winter Garden, FL**
Community Development Director Steve Pash
Sec. 118-302 Permitted principal uses and structures
Sec. 118-858 Permitted uses

4. INFORMATIONAL ITEM

- A. **CASE # 15-053 – 17901 Marsh Road, Winter Garden, FL**
Community Development Director Steve Pash
Sec. 118-10 Restrictions on Uses
Sec. 118-209 Voluntary Annexation

5. COMMENTS

6. **ADJOURNMENT** - to a regular Code Enforcement Board meeting on Tuesday, November 1, 2016 at 6:15 p.m. in City Hall Commission Chambers, 300 W. Plant Street, 1st floor.