



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@cwgd.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
Skip Nemecek, Interim Building Official
Daniel Langley, CEB Attorney

RE: Regular Meeting – Tuesday, July 11, 2017 - 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 April 4, 2017 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 from October 4, 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

Posted: June 30, 2017 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 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 from October 4, 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**

TABLED FROM FEBRUARY 7, 2017 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**

TABLED FROM FEBRUARY 7, 2017 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 # 17-003 – 416 E Bay Street, Winter Garden, FL**

TABLED FROM FEBRUARY 7, 2017 MEETING

Community Development Director Steve Pash

- Sec. 38-59 Scattering of Refuse
- Sec. 58-1 Definitions
- Sec. 58-3 Refuse Containers
- Sec. 58-5 Prohibited Acts
- Sec. 66-92 Required
- Sec. 66-93 Local Business Tax – Dates Due and Delinquent; Penalties

4. **CASE # 17-024 – 332 W Tilden Street, Winter Garden, FL**

Community Development Director Steve Pash

- Sec. 118-393 Permitted Accessory Uses and Structures
- Sec. 118-395 Prohibited Uses and Structures
- Sec. 118-1387 Location of Off-Street Parking Spaces

4. COMMENTS

5. ADJOURNMENT - to a regular Code Enforcement Board meeting on Tuesday, August 1, 2017 at 6:15 p.m. in City Hall Commission Chambers, 300 W. Plant Street, 1st floor.