



For More Information, Contact:
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CODE ENFORCEMENT BOARD AGENDA

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

CC: Mike Bollhoefer, City Manager
Ed Williams, Planning Consultant
Stephen Pash, Community Development Director
Skip Nemecek, Building Official
Daniel Langley, CEB Attorney

RE: Regular Meeting – Tuesday, **November 7, 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 September 5, 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 - **POSTPONE**

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

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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- POSTPONE**
 POSTPONED from October 4, 2016 Meeting
 Community Development Director Steve Pash
 Sec. 106-9 Maintenance

3. **CASE # 17-082 – 1255 Union Club Drive, Winter Garden, FL**
 TABLED from September 5, 2017 Meeting
 Community Development Director Steve Pash
 Sec. 18-91 Required
 Sec. 106-18 Maximum impervious surface ratios (ISR)
 Sec. 2.10 Standards for Construction of driveways, curb cuts and similar alterations

B. NEW BUSINESS

1. **CASE # 16-032 – 531 Susan B Britt Ct, Winter Garden, FL - POSTPONE**
 POSTPONED 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 - POSTPONE**
 POSTPONED 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 # 17-085 – 114 S. Dillard Street, Winter Garden, FL – CASE CLOSED**
 POSTPONED from September 5, 2017 Meeting
 Community Development Director Steve Pash
 Sec. 18-91 Required
 Sec. 18-91.5 Work starting before permit issuance
 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. 66-92 Required
 Sec. 98-190 Certificate of Approval
 Sec. 98-192 General Criteria and Standards
 Sec. 98-196 Outdoor Storage
 Sec. 118-535 Prohibited Uses and Structures

4. **CASE# 17-237 – 14490 W Colonial Drive, Winter Garden, FL**

Community Development Director Steve Pash

- Sec. 38-28** Responsibility of Property Owners
- Sec. 38-29** Abatement of Nuisances Required
- Sec. 38-59** Scattering of Refuse
- Sec. 38-60** Duty to Keep Property Clean
- Sec. 38-61** Discharging Foul Water or Depositing Decaying Matter

5. **CASE # 17-275 – 553 W Plant Street, Winter Garden, FL**

Community Development Director Steve Pash

- Sec. 118-489** Prohibited Uses and Structures

4. **COMMENTS**

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