



**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, October 2, 2018 - 6:15 PM**  
Commission Chambers, City Hall  
300 West Plant Street, Winter Garden

**1. CALL TO ORDER**

Determination of a Quorum  
Moment of Silence 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 July 10, 2018 meeting minutes.

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

**A. OLD BUSINESS**

No Old Business.

**B. NEW BUSINESS**

**1. CASE# 18-298 – 4020 Winter Garden Vineland Rd and Parcel I.D. 11-23-27-7950-00-001, Winter Garden FL**

Community Development Director Steve Pash

- Sec. 18-91** Required.
- Sec. 18-91.5** Work starting before issuance.
- Sec. 18-155** Conditions constituting hazards—Notice.
- Sec. 114-33** General landscaping requirements.
- Sec. 114-35** Replacement of material.
- Sec. 118-68** Site plan (development plan) 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 THOMAS KNAPPMAN, 300 WEST PLANT STREET, WINTER GARDEN, FL 34787, (407) 656.4111, EXT. 4001 - 48 HOURS IN ADVANCE OF THE MEETING.

- Sec. 118-69 Principle uses.
- Sec. 118-71 Construction permit and site plan review certificate required.
- Sec. 118-579 Special exceptions.
- Sec. 118-580 Prohibited uses and structures.
- Sec. 118-1386 Off-street parking.
- Sec. 118-1387 Location of off-street parking spaces.

**2. CASE# 18-299 – 430 E. Cypress St. Winter Garden FL**

Community Development Director Steve Pash

- Sec. 18-91 Required.
- Sec. 18-91.5 Work starting before issuance.
- Sec. 18-163 Number, duration and removal.
- Sec. 18-165 Signage.
- Sec. 18-167 Residential area or district.
- Sec. 18-169 Permit required.
- 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. 118-395 Prohibited uses and structures.

**3. CASE# 18-300 – 237 E. Cypress St. Winter Garden FL**

Community Development Director Steve Pash

- Sec. 18-91 Required.
- Sec. 74-33 Prohibited in specific places.
- Sec. 118-393 Permitted accessory uses and structures.
- Sec. 118-395 Prohibited uses and structures.
- Sec. 118-1127 Disabled motor vehicles.
- Sec. 118-1387 Location of off-street parking spaces.

**4. CASE# 18-301 – 229 2<sup>nd</sup> St. Winter Garden FL**

Community Development Director Steve Pash

- Sec. 18-91 Required.
- Sec. 18-94 Expiration; special permit.
- Sec. 18-155 Conditions constituting hazards—Notice.
- 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. 118-395 Prohibited uses and structures.

**4. COMMENTS**

- 5. ADJOURNMENT** - to a regular Code Enforcement Board meeting on **Tuesday, November 6, 2018** at 6:15 p.m. in City Hall Commission Chambers, 300 W. Plant Street, 1<sup>st</sup> floor.