



**For More Information, Contact:**  
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## CODE ENFORCEMENT BOARD AGENDA

**BOARD MEMBERS:** Chairman David Buckles, Vice-Chairman Bruce Woloshin, Johnny Clark, Jack R. Litteral, Denise Ratton, Ron Sikes, and Marvin E. Vasquez

**OTHER ATTENDEES:** City Manager Mike Bollhoefer, Planning Consultant Ed Williams, Community Development Director Stephen Pash, Building Official Skip Nemecek, Assistant City Attorney Giffin Chumley, and Board Attorney Gayle Owens

Regular Meeting for **Tuesday, June 29, 2021 at 6:15 p.m.**  
City Hall Commission Chambers  
300 W. Plant Street, Winter Garden, Florida

### 1. CALL TO ORDER

Determination of 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.

#### **Swearing in of parties to testify**

- A. **Approve May 4, 2021 meeting minutes.**

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

#### **A. OLD BUSINESS**

#### 1. CASE # 20-065 – 143 10<sup>TH</sup> Street, Winter Garden, FL

##### **HEARING TO ESTABLISH FINE**

Community Development Director Stephen 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, recreational, commercial, open space, or industrial, or planned development zoned use.

**Sec. 118.515** Prohibited uses and structures.

**Sec. 118.1387** Location of off-street parking spaces.

#### 2. CASE # 21-013 – 99 N Boyd Street, Winter Garden, FL

##### **HEARING TO ESTABLISH FINE**

Community Development Director Stephen Pash

**Sec. 38.94** Accumulations of Trash, Junk, Debris and Nonliving Plant Material on Property Utilized or Zoned for Residential, Professional Office, Recreational, Commercial, Open Space, or Industrial, or Planned Development Zoned Use.

**Sec. 98.196** Outdoor Storage.

**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.

3. **CASE # 21-029 – 3391 Daniels Road, Winter Garden, FL**

**HEARING TO ESTABLISH FINE**

Community Development Director Stephen Pash

- Sec. 22.29** Open Air Event Permit – Open Air Vendors.
- Sec. 38.94** Accumulations of Trash, Junk, Debris and Nonliving Plant Material on Property Utilized or Zoned for Residential, Professional Office, Recreational, Commercial, Open Space, or Industrial, or Planned Development Zoned Use.
- Sec. 46.1** Adoption of the Florida Fire Prevention Code.
- Sec. 74.43** Fire Lanes on Private Property Devoted to Public Use.
- Sec. 114.35** Replacement of Material.
- Sec. 118.1024** Prohibited Uses.

4. **CASE # 21-049 – 700 W Bay Street, Winter Garden, FL**

**HEARING TO ESTABLISH FINE**

Community Development Director Stephen Pash

- Sec. 18-91.** Required.

**B. NEW BUSINESS**

1. **Appeal of Parking Citation 12986**

2. **CASE # 21-043 – 430 E Cypress Street, Winter Garden, FL**

Community Development Director Stephen Pash

- Sec. 18-91** Required.
- Sec. 18-91.5** Work Starting Before Permit Issuance.
- Sec. 118-393** Permitted Accessory Uses and Structures.
- Sec. 118-395** Prohibited Uses and Structures.
- Sec.118-1310** Generally.

3. **CASE # 21-045 – 429 Hennis Road, Winter Garden, FL**

Community Development Director Stephen Pash

- Sec. 18-91** Required.
- Sec. 18-91.5** Work Starting Before Permit Issuance.
- 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.
- Sec. 38-155** Prohibited Acts.
- Sec. 58-5** Prohibited Acts.
- Sec. 58-6** Building Waste Material.
- Sec. 62-31** Maintenance of Privately Owned Streets, Driveways and Parking Lots.
- Sec. 62-167** Unpaved Right-of-Way and Sidewalk Maintenance.
- Sec. 106-5** Prohibitions.
- Sec. 106-7** Stormwater Management Requirements.
- Sec. 106-9** Maintenance.
- Sec. 106-17** Stormwater Quality.
- Sec. 118-69** Principal Uses.
- Sec. 118-775** Prohibited Uses and Structures.
- Sec. 118-1340** Smoke and Particulate Matter.
- Sec. 118-1342** Toxic Gases, Fumes, Vapors and Matter.
- Sec. 118-1387** Location of Off-Street Parking Spaces.

4. **CASE # 21-046 – 321 N Hennis Road, Winter Garden, FL**

Community Development Director Stephen Pash

- Sec. 38-28 Responsibility of Property Owners.
- Sec. 38-29 Abatement of Nuisances Required.
- Sec. 38-59 Scattering of Refuse.
- Sec. 38-60 Scattering of Refuse.
- Sec. 38-61 Duty to Keep Property Clean.
- Sec. 38-155 Prohibited Acts
- Sec. 58-5 Prohibited Acts.
- Sec. 58-6 Building Waste Material.
- Sec. 62-31 Maintenance of Privately Owned Streets, Driveways and Parking Lots.
- Sec. 62-167 Unpaved Right-of-Way and Sidewalk Maintenance.
- Sec. 106-5 Prohibitions.
- Sec. 106-7 Stormwater Management Requirements.
- Sec. 106-9 Maintenance.
- Sec. 106-17 Stormwater Quality.
- Sec. 118-774 Special Exceptions.
- Sec. 118-775 Prohibited Uses and Structures.
- Sec. 118-1340 Smoke and Particulate Matter.
- Sec. 118-1342 Toxic Gases, Fumes, Vapors and Matter.

5. **CASE # 21-047 – 201 Hennis Road, Winter Garden, FL**

Community Development Director Stephen Pash

- Sec. 18-91 Required.
- Sec. 18-91.5 Work Starting Before Permit Issuance.
- Sec. 38-28 Responsibility of Property Owners.
- Sec. 38-29 Abatement of Nuisances Required.
- Sec. 38-59 Scattering of Refuse.
- Sec. 38-60 Scattering of Refuse.
- Sec. 38-61 Duty to Keep Property Clean.
- Sec. 38-155 Prohibited Acts
- Sec. 58-5 Prohibited Acts.
- Sec. 58-6 Building Waste Material.
- Sec. 62-31 Maintenance of Privately Owned Streets, Driveways and Parking Lots.
- Sec. 62-167 Unpaved Right-of-Way and Sidewalk Maintenance.
- Sec. 106-5 Prohibitions.
- Sec. 106-7 Stormwater Management Requirements.
- Sec. 106-9 Maintenance.
- Sec. 106-17 Stormwater Quality.
- Sec. 118-69 Principal Uses.
- Sec. 118-775 Prohibited Uses and Structures.
- Sec. 118-1340 Smoke and Particulate Matter.
- Sec. 118-1342 Toxic Gases, Fumes, Vapors and Matter.

6. **CASE # 21-054 – 14451 W Colonial Drive, Winter Garden, FL**

Community Development Director Stephen Pash

- Sec. 38-94 Accumulations of trash, junk, debris and nonliving plant material on property utilized or zoned for residential, professional office, recreational, commercial, open space, or industrial, or planned development zoned use.

## CODE ENFORCEMENT BOARD AGENDA, CONTINUED

- Sec. 38-95** Excessive growth of grass, weeds, and brush on property utilized or zoned for residential, professional office, recreational, commercial, industrial, or planned development zoned use.
- Sec. 118-579** Special Exceptions.
- Sec. 118-580** Prohibited Uses and Structures.
- Sec. 118-1126** Commercial Structures; Uses Involving Sales, Storage, Repairs, Service.
- Sec. 118-1127** Disabled Motor Vehicles.
- Sec. 118-1408** Special Exceptions.
- Sec. 118-1458** Special Building Uses.

**7. CASE # 21-073 – 1031 Glensprings Ave, Winter Garden, FL**

Community Development Director Stephen Pash

- Sec. 18-91** Required.
- Sec. 18-91.5** Work Starting Before Permit Issuance.
- Sec. 18-92** Application; Plans.

**4. COMMENTS**

- 5. ADJOURNMENT** - to a regular Code Enforcement Board meeting on **Tuesday, August 3, 2021** at 6:15 p.m. in City Hall Commission Chambers, 300 W. Plant Street, 1<sup>st</sup> floor.