



**CODE ENFORCEMENT BOARD
REGULAR MEETING MINUTES
MAY 3, 2022**

1. CALL TO ORDER

Vice-Chairman Woloshin called the meeting of the Code Enforcement Board to order at 6:19 p.m. in the City Hall Commission Chambers. The delay was caused by Community Development Director Pash having a discussion with a neighboring resident regarding concerns for CASE 22-083 prior to this meeting. A moment of silence was followed by the Pledge of Allegiance.

Quorum was declared present.

Present: Vice-Chairman Bruce Woloshin and Board Members: Adrian Galvan, Rita Izaguirre, Jack Litteral, Denise Ratton and Marvin E. Vasquez.

Absent: Chairman David Buckles (Excused)

Staff Present: Community Development Director Steve Pash, Code Compliance Officer Tom Knapman and Recording Secretary Colene Rivera.

2. CONSENT AGENDA

A. SWEARING IN OF PARTIES TO TESTIFY

CEB Recording Secretary Rivera swore in Community Development Director Pash who will be presenting testimony.

B. APPROVAL OF MINUTES

MOTION: Board Member Vasquez moved to approve the April 5, 2022 meeting minutes. Seconded by Board Member Ratton and carried unanimously 6 - 0.

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

A. OLD BUSINESS

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

HEARING TO ESTABLISH FINE

Community Development Director Stephen Pash

- | | |
|--------------------|-----------------------|
| Sec. 18-91 | Required. |
| Sec. 38-59 | Scattering of Refuse. |
| Sec. 38-155 | Prohibited Acts. |
| Sec. 106-5 | Prohibitions. |
| Sec. 106-17 | Stormwater Quality. |

Community Development Director Pash stated this property has been working with the city and has submitted Engineering plans for review and approval. He requested that this case be postponed until August 2, 2022 Code Enforcement Board meeting.

MOTION: Motion by Board Member Vasquez to amend the prior order to postpone Case 21-045 at the address of 429 Hennis Road until the August 2, 2022 Code Enforcement Board meeting. Seconded by Board Member Litteral and carried unanimously 6-0.

B. NEW BUSINESS

Community Development Director Pash stated that the next three cases were all related and the person/ company causing the violations has recently passed away. He continued to explain that he spoke to the fiancé of the violator and she stated that the family is addressing all three of these property violations and requested an extension.

1. CASE # 22-052 – 1710 E Bay Street, Winter Garden, FL

Code Compliance Inspector, Christopher Gonzalez

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. 118-393. Permitted accessory uses and structures.

Sec. 118-395. Prohibited uses and structures.

Sec. 118-1340. Smoke and particulate matter.

Sec. 118-1341. Odors.

Director Pash requested to postpone this case while the property is being cleaned up. No motion needed at this time with this case.

2. CASE # 22-064 – 1700 E Bay Street, Winter Garden, FL

Code Compliance Inspector, Christopher Gonzalez

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. 118-393. Permitted accessory uses and structures.

Sec. 118-395. Prohibited uses and structures.

Sec. 118-1340. Smoke and particulate matter.

Sec. 118-1341. Odors.

Director Pash requested to postpone this case while the property is being cleaned up. No motion needed at this time with this case.

3. CASE # 22-065 – 1690 E Bay Street, Winter Garden, FL

Code Compliance Inspector, Christopher Gonzalez

- 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. 118-393.** Permitted accessory uses and structures.
- Sec. 118-395.** Prohibited uses and structures.
- Sec. 118-1340.** Smoke and particulate matter.
- Sec. 118-1341.** Odors.

Director Pash requested to postpone this case while the property is being cleaned up. No motion needed at this time with this case.

4. CASE # 22-083 – 99 N Boyd Street, Winter Garden, FL

Code Compliance Inspector, Thomas Knappman

- Sec. 18-181.** Minimum standards.
- 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. 74-33.** Prohibited in specified places.
- Sec. 98-196.** Outdoor storage.
- Sec. 118-393.** Permitted accessory uses and structures.
- Sec. 118-395.** Prohibited uses and structures.
- Sec. 118-1387.** Location of off-street parking spaces.

Attendee: Karen Sidell of 85 N. Boyd Street, Winter Garden, FL 34787

Director Pash stated that staff is postponing this case to the next Code Enforcement Board meeting scheduled for Tuesday, June 7, 2022. No motion needed at this time with this case.

4. COMMENTS OR DISCUSSION

No comments or discussion.

5. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:24 pm to the next meeting scheduled for June 7, 2022.

ATTEST:

/S/

Recording Secretary, Colene Rivera

APPROVED:

/S/

Chairman David Buckles