



**CODE ENFORCEMENT BOARD  
REGULAR MEETING MINUTES  
FEBRUARY 2, 2021**

**1. CALL TO ORDER**

Vice Chairman Woloshin called the meeting of the Code Enforcement Board to order at 6:15 p.m. in the City Hall Commission Chambers. A moment of silence was followed by the Pledge of Allegiance.

Quorum was declared present.

**Present:** Vice-Chairman Bruce Woloshin, Board Members: Denise Ratton and Ron Sikes in physical attendance and Jack Litteral via webinar attendance.

**Absent:** Chairman David Buckles and Board Members: Johnny Clark and Marvin E. Vasquez

**Staff Present:** Board Attorney Gayle Owens, Assistant City Attorney Giffin Chumley, Community Development Director Steve Pash, IT Director Chad Morrill, and Recording Secretary Edlyn Gonzalez.

**2. CONSENT AGENDA**

**A. SWEARING IN OF PARTIES TO TESTIFY**

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

**B. APPROVAL OF MINUTES**

***MOTION: Board Member Ratton moved to approve the January 12, 2021 meeting minutes. Seconded by Board Member Sikes and carried unanimously 4 - 0.***

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

**A. OLD BUSINESS**

**1. CASE # 20-151 – 14650 W Colonial Dr. 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. 118.1297** Fences and walls

**FINDINGS OF FACT AND CONCLUSIONS OF LAW IN CASE 20-151**

Community Development Director Pash informed the Board that after sending the Findings of Facts and Conclusion of Law a second owner of the property reached out and addressed all items immediately. City Staff suggests closing the case.

**Questions and Discussion**

No questions or discussion.

***MOTION: Based upon City Staff findings of compliance, Board Member Sikes moved to close case 20-151. Seconded by Board Member Ratton and carried 4-0.***

**B. NEW BUSINESS**

**1. Case # 20-359 – 550 W Plant Street, Winter Garden, FL**

Community Development Director Stephen Pash

**Sec. 118.359** Prohibited Uses and Structures

**Sec. 118.1387** Location of Off-Street Parking Spaces

**FINDINGS OF FACT AND CONCLUSIONS OF LAW IN CASE 20-359**

Community Development Director Pash displayed evidence of several vehicles parked on the front yard of the property as well as a recreational vehicle stationed on the driveway. The recreational vehicle was shown connected to utilities with evidence of a person using the vehicle as a residence. As of late October 2020 the property owners were advised that off-street parking in the front yard is not permitted, and that R2 zoning prohibits recreational vehicles for residential use. City Staff requests the board issue a Findings of Fact and Conclusion of Law finding the property in violation of sections 118-359 and 118.1387 providing a compliance date of March 1<sup>st</sup> 2021. Staff suggests a return to the March 2<sup>nd</sup> 2021 Code Enforcement Board meeting to request fines if not compliant by March 1, 2021.

**Questions and Discussion**

Board Attorney inquired about permitted storage for the recreational vehicle on site. City Staff confirmed that recreational vehicle storage is allowed on site as long as the vehicle is not utilized as a residence and is disconnected from utilities, properly enclosed and parked within the property driveway.

***MOTION: Based upon the evidence presented, Board Member Sikes moved to issue a Findings of Fact and Conclusion of Law finding Case 20-359 in violation of sections 118-359 and 118.1387 providing a compliance date no later than March 1st 2021 and returning to the March 2<sup>nd</sup> 2021 meeting to determine compliance. In failing compliance by the assigned deadline the Board will consider fines to be levied. Seconded by Board Member Ratton and carried 4-0.***

**4. COMMENTS OR DISCUSSION**

No comments or discussion.

**5. ADJOURNMENT**

There being no further business, the meeting was adjourned at 6:26pm to the next meeting scheduled for March 2, 2021.

**ATTEST:**

**APPROVED:**

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Recording Secretary, Edlyn Gonzalez

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Vice-Chairman, Bruce Woloshin