



**CODE ENFORCEMENT BOARD
REGULAR MEETING MINUTES
AUGUST 2, 2022**

1. CALL TO ORDER

Chairman Buckles called the meeting of the Code Enforcement Board to order at 6:16 p.m. in the City Hall Commission Chambers. A moment of silence was followed by the Pledge of Allegiance.

Quorum was declared present.

Present: Chairman David Buckles, Vice-Chairman Bruce Woloshin and Board Members: Linette Coleman, Adrian Galvan, Jack Litteral, Denise Ratton and Marvin E. Vasquez.

Staff Present: Assistant City Attorney Rick Geller, Community Development Director Steve Pash, Board Attorney Gayle Owens, Code Compliance Officer Tom Knappman and Recording Secretary Colene Rivera.

2. CONSENT AGENDA

A. SWEARING IN OF NEW BOARD MEMBER

CEB Recording Secretary Rivera swore in new board member, Linette Coleman.

B. SWEARING IN OF PARTIES TO TESTIFY

CEB Recording Secretary Rivera swore in Community Development Director Pash and Code Compliance Officer Knappman who will be presenting testimony.

C. APPROVAL OF MINUTES

MOTION: Board Member Vasquez moved to approve the July 5, 2022 meeting minutes. Seconded by Board Member Coleman and carried unanimously 7 - 0.

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

1. OLD BUSINESS

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

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.

FINDINGS OF FACT AND CONCLUSIONS OF LAW IN CASE 21-045

Community Development Director Pash stated the property at 429 Hennis Road for Case 21-045 had been cited for several violations since the April 8, 2021 Code Enforcement Board meeting. Pash informed the board there are eight buildings on the property that were built or expanded without permits. To ensure they are structurally engineered on the site and not a hazard to their employees, they must pull permits and provide as-built plans from a structural engineer, certifying that the buildings meet current codes. They also need to pull electrical permits. This property remains in violation of Section 18-91 regarding these 8 building structures on the site. The city requests that a fine in the amount of \$2,000 per day (8 buildings at \$250 each) be imposed starting on August 3, 2022 and to be accrued on a daily basis until the property is brought into full compliance.

Questions and Discussion

The board asked for clarification on the timeframe of the violations, concerns of the installed eight buildings, direction regarding the other violations for this case and specifics of the fines. City staff and legal counsel advised board with direction to these concerns.

MOTION: Based upon the Findings of Fact and evidence presented, Board Member Vasquez moved to find Case 21-045 in violation of the Section 18-91 as presented and fined \$2,000.00 per day starting August 3, 2022 until property is brought into compliance. Seconded by Board Member Ratton and carried 7-0.

2. CASE # 22-056 – 340 E Fullers Cross Road, Winter Garden FL

Code Compliance Inspector, Thomas Knappman
Sec. 118-1127. Disabled Motor Vehicles
Sec. 118-305. Prohibited uses and structures

FINDINGS OF FACT AND CONCLUSIONS OF LAW IN CASE 22-056

Code Compliance Inspector Knappman stated the property of 340 E Fullers Cross Road for Case 22-056 is in compliance and this case is closed.

No discussion and/or motion needed for this case.

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

Code Compliance Inspector, Thomas Knappman
Sec. 74-33. Prohibited in specified places.

FINDINGS OF FACT AND CONCLUSIONS OF LAW IN CASE 22-083

Code Compliance Inspector Knappman stated this case is being monitored and efforts are under underway to clean up the property at 99 N Boyd Street. Everything on the site was in compliance until the box truck showed up on the property Monday, August 1, 2022. City has talked to the property owner. Knappman recommends to postpone this case until the next Code Enforcement Board meeting on Tuesday, September 6, 2022. City will continue to monitor this property.

Questions and Discussion

The board asked for clarification regarding the box truck on the site, if this case was previously found in violation and to extend this case to the next meeting. Clarification on the concerns were given.

MOTION: Based upon the Findings of Fact and evidence presented, Board Member Vasquez moved to postpone Case 22-083 until the September 6, 2022 Code Board Meeting. Seconded by Board Member Galvan and carried 7-0.

4. NEW BUSINESS

1. CASE # 22-176 – 1160 E Bay Street, Winter Garden FL

Code Compliance Inspector, Thomas Knappman

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. 118-475. Prohibited Uses and Structures.

Sec. 118-1127. Disabled motor vehicles.

FINDINGS OF FACT AND CONCLUSIONS OF LAW IN CASE 22-176

Code Compliance Inspector Knappman stated Case 22-176 for the property of 1160 E Bay Street will be postponed until the next Code Enforcement Board meeting on Tuesday, September 6, 2022. City will continue to monitor this property.

No discussion and/or motion needed for this case.

4. COMMENTS OR DISCUSSION

No comments or discussion.

5. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:34 pm to the next meeting scheduled for September 6, 2022.

ATTEST:

/S/

Recording Secretary, Colene Rivera

APPROVED:

/S/

Vice -Chairman Bruce Woloshin on behalf of
Chairman David Buckles