



**CODE ENFORCEMENT BOARD
REGULAR MEETING MINUTES
OCTOBER 5, 2021**

1. CALL TO ORDER

Chairman Buckles called the meeting of the Code Enforcement Board to order at 6:26 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: Jack Litteral and Ron Sikes.

Absent: Board Members Marvin E. Vasquez (excused), Johnny Clark (excused) and Denise Ratton (unexcused)

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

Attendees: Susan and Gary Story of 224 W Newell Street; Rev Melissa and Faith Stump of First United Methodist Church, Luis Santana of 85 N Boyd Street and Susan Hand of 16120 Sandhill Road.

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 and Luis Santana of 85 N Boyd Street.

B. APPROVAL OF MINUTES

MOTION: Board Member Sikes moved to approve the August 3, 2021 meeting minutes. Seconded by Board Member Litteral and carried unanimously 4 - 0.

Community Director stated that due to lack of the fifth board member in attendance of tonight's meeting, there will probably not be a quorum for one case in particular on tonight's agenda.

1. HEARINGS ON STATEMENT OF VIOLATIONS PURSUANT TO NOTICES OF HEARING

A. OLD BUSINESS

1. CASE # 20-065 – 143 10TH 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.

Community Development Director Pash requested that the board postpone case 20-065 at the address of 143 10th Street until the February 1, 2022 Code Board Meeting as the city is continuing to work with the applicant to bring the property into compliance.

MOTION: Motion by Board Member Sikes to postpone Case 20-065 for the address of 143 10th Street to the February 1, 2022 Code Board Meeting. Applicants are to bring this address into compliance by January 31, 2022. Seconded by Board Member Litteral and carried 4-0.

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

Board Member Sikes recused from this item due to applicant inured to the special gain or loss of business associate Albert Valdes, Jr.

Community Development Director Pash requested this item be postponed to the next scheduled Code Board Meeting on Tuesday, November 1, 2021 due to lack of quorum to present this case before the board.

MOTION: Motion by Board Member Woloshin to postpone Case 21-013 for the address of 99 N Boyd Street to the November 2, 2021 Code Board Meeting due to lack of quorum. Seconded by Board Member Litteral and carried 3-0-1 with Board Member Sikes abstaining.

3. **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 requested that the board postpone case 21-045 at the address of 429 Hennis Road until the February 1, 2022 Code Board Meeting as the city is continuing to work with the applicant to bring the property into compliance.

MOTION: Motion by Board Member Sikes to postpone Case 21-045 for the address of 429 Hennis Road to the February 1, 2022 Code Board Meeting. Applicants are to bring this address into compliance by January 31, 2022. Seconded by Board Member Litteral and carried 4-0.

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

HEARING TO ESTABLISH FINE

Community Development Director Stephen Pash

Sec. 38-59 Scattering of Refuse.

Sec. 38-155 Prohibited Acts

Sec. 106-17 Stormwater Quality.

Community Development Director Pash requested that the board postpone case 21-046 at the address of 321 N Hennis Road until the February 1, 2022 Code Board Meeting as the city is continuing to work with the applicant to bring the property into compliance.

MOTION: Motion by Board Member Sikes to postpone Case 21-046 for the address of 321 N Hennis Road to the February 1, 2022 Code Board Meeting. Applicants are to bring this address into compliance by January 31, 2022. Seconded by Board Member Litteral and carried 4-0.

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

HEARING TO ESTABLISH FINE

Community Development Director Stephen Pash

Sec. 38-59 Scattering of Refuse.

Sec. 38-155 Prohibited Acts

Sec. 106-5 Prohibitions.

Sec. 106-17 Stormwater Quality.

Community Development Director Pash requested that the board postpone case 21-047 at the address of 201 Hennis Road until the February 1, 2022 Code Board Meeting as the city is continuing to work with the applicant to bring the property into compliance.

MOTION: Motion by Board Member Sikes to postpone Case 21-047 for the address of 201 Hennis Road to the February 1, 2022 Code Board Meeting. Applicants are to bring

this address into compliance by January 31, 2022. Seconded by Board Member Litteral and carried 4-0.

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

HEARING TO ESTABLISH FINE

Community Development Director Stephen Pash

Sec. 18-91. Required.

Community Development Director Pash requested that the board postpone case 21-049 at the address of 700 W Bay Street until the February 1, 2022 Code Board Meeting as the city is continuing to work with the applicant to bring the property into compliance.

MOTION: Motion by Board Member Sikes to postpone Case 21-049 for the address of 700 W Bay Street to the February 1, 2022 Code Board Meeting. Applicants are to bring this address into compliance by January 31, 2022. Seconded by Board Member Litteral and carried 4-0.

B. COMMENTS – No additional comments were made at this time.

C. ADJOURNMENT - to a regular Code Enforcement Board meeting on **Tuesday, November 2, 2021** at 6:33 p.m. in City Hall Commission Chambers, 300 W. Plant Street, 1st floor.

ATTEST:

APPROVED:

/s/

Customer Service Rep. Colene Rivera

/s/

Chairman David Buckles