



For More Information, Contact:

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City of Winter Garden
300 West Plant Street
Winter Garden, FL 34787
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CODE ENFORCEMENT BOARD AGENDA

BOARD MEMBERS

David Buckles, Chairman
Bruce H. Woloshin, Vice-Chairman
Johnny Clark
Jack R. Litteral
Denise Ratton
Ron Sikes
Marvin E. Vasquez

OTHER ATTENDEES

Mike Bollhoefer, City Manager
Ed Williams, Planning Consultant
Stephen Pash, Community Development Director
Skip Nemecek, Building Official
Daniel Langley, CEB Attorney

RE: Regular Meeting for **Tuesday, June 4, 2019 at 6:15 p.m.**
Commission Chambers, City Hall
300 West Plant Street, Winter Garden

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.

- A. **Swearing in of parties to testify**
- B. **Approve May 7, 2019 meeting minutes.**

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

A. OLD BUSINESS

- 1. **Case 17-376 – 521 Seminole Street, Winter Garden, Fl.**
TABLED FROM THE APRIL 2, 2019 CEB MEETING
Community Development Director Stephen Pash
 - Sec. 18.91** Required
 - Sec. 18.155** Conditions Constituting Hazards – Notice
 - Sec. 18.159** Public Nuisances
 - Sec. 38.94** Accumulations of Trash, Junk, Debris and Nonliving Plant Material on Property Utilized or Zoned for Residential, Professional Office, Commercial or Industrial Use
 - Sec. 118.395** Prohibited Uses and Structures
 - Sec. 118.1127** Disabled Motor Vehicles
 - Sec. 118.1387** Location of Off-Street Parking Spaces

Posted: May 24, 2019 Page 1 of 13

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.

2. Case 19-99 – 1624 Beulah Road, Winter Garden, Fl.

TABLED FROM THE APRIL 2, 2019 CEB MEETING

Community Development Director Stephen Pash

- Sec. 50.151** Prohibited Activities in Public-Rights-of-Ways Owned, Controlled, and/or Operated by the City.
- Sec. 94.129** Definitions
- Sec. 94.132** Prohibited Uses in Wetlands
- Sec. 106.5** Prohibitions
- Sec. 106.7** Stormwater Management Requirements
- Sec. 106.9** Maintenance
- Sec. 110.5** Permit for Clearing or Filling Land
- Sec. 114.38** Turf Areas
- Sec. 114.69** Land Clearing Prior to Development Approval
- Sec. 118.1320** Listed Species
- Sec. 118.1321** Phase One Site Assessment

B. NEW BUSINESS

1. Case 19-75 – 531 Clancy Street, Winter Garden, Fl.

Community Development Director Stephen Pash

- Sec. 106.5** Prohibitions
- Sec. 106.7** Stormwater Management Requirements
- Sec. 106.9** Maintenance

2. Case 19-204 – 15501 Towne Commons Blvd, Winter Garden, Fl.

Community Development Director Stephen Pash

- Sec. 18.155** Conditions Constituting Hazards-Notice
- Sec. 18.159** Public Nuisances
- 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. 38.62** Mosquito Breeding Places
- Sec. 38.92** Purpose and Intent
- Sec. 38.93** Definitions
- 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, Industrial, or Planned Development Zoned Use
- 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 Use
- Sec. 62.31** Maintenance of Privately Owned Streets, Driveways and Parking Lots
- Sec. 62.63** Traffic Hazard-Designated
- Sec. 62.64** Same-Unlawful to Plant
- Sec. 62.167** Unpaved Right-of-Way and Sidewalk Maintenance
- Sec. 106.5** Prohibitions
- Sec. 106.9** Maintenance
- Sec. 114.33** General Landscaping Requirements

3. Case 19-205 – 903 Avalon Rd, Winter Garden, Fl.

Community Development Director Stephen Pash

- Sec. 18.155** Conditions Constituting Hazards-Notice
- Sec. 18.159** Public Nuisances
- 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
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- Sec. 62.31** Maintenance of Privately Owned Streets, Driveways and Parking Lots
- Sec. 62.63** Traffic Hazard-Designated
- Sec. 62.64** Same-Unlawful to Plant
- Sec. 62-167** Unpaved Right-of-Way and Sidewalk Maintenance
- Sec. 106.5** Prohibitions
- Sec. 106.9** Maintenance
- Sec. 114.33** General Landscaping Requirements

4. Case 19-206 – 933 Avalon Rd, 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** Duty to Keep Property Clean
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- 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 Use
- Sec. 106.5** Prohibitions
- Sec. 106.9** Maintenance

5. Case 19-207 – Towne Commons Blvd (Parcel I.D. 03-23-27-8240-16-000), 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** Duty to Keep Property Clean
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- Sec. 62.31** Maintenance of Privately Owned Streets, Driveways and Parking Lots
- Sec. 106.5** Prohibitions
- Sec. 106.9** Maintenance
- Sec. 114.33** General Landscaping Requirements

6. Case 19-208 – 2358 Black Lake Blvd, 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
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- Sec. 106.5** Prohibitions
- Sec. 106.9** Maintenance

7. Case 19-209 – 2014 Black Lake Blvd, 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
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- Sec. 106.5 Prohibitions
- Sec. 106.9 Maintenance

8. Case 19-210 – Stoneybrook West Pkwy (Parcel I.D. 04-23-27-8231-00-004), Winter Garden, Fl.

Community Development Director Stephen Pash

- Sec. 38.28 Responsibility of Property Owners
- Sec. 38.29 Abatement of Nuisances Required
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- Sec. 106.5 Prohibitions
- Sec. 106.9 Maintenance

9. Case 19-211 – Fox Glove St (Parcel I.D. 03-23-27-8234-07-016), Winter Garden, Fl.

Community Development Director Stephen Pash

- Sec. 38.28 Responsibility of Property Owners
- Sec. 38.29 Abatement of Nuisances Required
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- Sec. 106.5 Prohibitions
- Sec. 106.9 Maintenance

10. Case 19-212 – 14000 Stoneybrook West Pkwy, 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
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- Sec. 106.5** Prohibitions
- Sec. 106.9** Maintenance

11. Case 19-213 – 951 Avalon Rd, 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
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- Sec. 106.5** Prohibitions
- Sec. 106.9** Maintenance

12. Case 19-214 – Stoneybrook West Pkwy (Parcel I.D. 04-23-27-8231-00-006), Winter Garden, Fl.

Community Development Director Stephen Pash

- Sec. 38.28** Responsibility of Property Owners
- Sec. 38.29** Abatement of Nuisances Required
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- Sec. 106.9 Maintenance

13. Case 19-215 – Portmoor Way (Parcel I.D. 04-23-27-8231-00-010), Winter Garden, Fl.

Community Development Director Stephen Pash

- Sec. 38.28 Responsibility of Property Owners
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- Sec. 106.5 Prohibitions
- Sec. 106.9 Maintenance

14. Case 19-216 – Pebble Ridge St (Parcel I.D. 04-23-27-8231-00-009), Winter Garden, Fl.

Community Development Director Stephen Pash

- Sec. 38.28 Responsibility of Property Owners
- Sec. 38.29 Abatement of Nuisances Required
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- Sec. 106.5 Prohibitions
- Sec. 106.9 Maintenance

15. Case 19-217 – Selbydon Way (Parcel I.D. 04-23-27-8231-00-011), Winter Garden, Fl.

Community Development Director Stephen Pash

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Sec. 38.29 Abatement of Nuisances Required

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Sec. 106.5 Prohibitions

Sec. 106.9 Maintenance

16. Case 19-218 – Stoneybrook West Pkwy (Parcel I.D. 04-23-27-8231-00-003), Winter Garden, Fl.

Community Development Director Stephen Pash

Sec. 38.28 Responsibility of Property Owners

Sec. 38.29 Abatement of Nuisances Required

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Sec. 106.5 Prohibitions

Sec. 106.9 Maintenance

17. Case 19-219 – Baronsmede Ct (Parcel I.D. 03-23-27-8233-00-007), Winter Garden, Fl.

Community Development Director Stephen Pash

Sec. 38.28 Responsibility of Property Owners

Sec. 38.29 Abatement of Nuisances Required

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- Sec. 106.5 Prohibitions
- Sec. 106.9 Maintenance

18. Case 19-220 – Avalon Rd (Parcel I.D. 04-23-27-8231-00-007), Winter Garden, Fl.

Community Development Director Stephen Pash

- Sec. 38.28 Responsibility of Property Owners
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- Sec. 106.5 Prohibitions
- Sec. 106.9 Maintenance

19. Case 19-221 – Tour Pointe Blvd (Parcel I.D. 04-23-27-8231-00-008), Winter Garden, Fl.

Community Development Director Stephen Pash

- Sec. 38.28 Responsibility of Property Owners
- Sec. 38.29 Abatement of Nuisances Required
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- Sec. 106.5 Prohibitions
- Sec. 106.9 Maintenance

20. Case 19-230 – Towne Commons Blvd (Parcel I.D. 04-23-27-8231-00-005), 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 Duty to Keep Property Clean

Sec. 38.61 Discharging Foul Water or Depositing Decaying Matter

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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 Use

Sec. 106.5 Prohibitions

Sec. 106.9 Maintenance

21. Case 19-231 – Marble Crest Way (Parcel I.D. 04-23-27-8231-00-013), 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 Duty to Keep Property Clean

Sec. 38.61 Discharging Foul Water or Depositing Decaying Matter

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Sec. 106.5 Prohibitions

Sec. 106.9 Maintenance

22. Case 19-232 – 1470 Tour Pointe Blvd, 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 Duty to Keep Property Clean

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- Sec. 106.5 Prohibitions
- Sec. 106.9 Maintenance

23. Case 19-233 – 15007 Spinnaker Cove Ln, 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
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- Sec. 106.5 Prohibitions
- Sec. 106.9 Maintenance

24. Case 19-234 – Earlsmede Ct (Parcel I.D. 03-23-27-8233-00-017), Winter Garden, FL.

Community Development Director Stephen Pash

- Sec. 38.28 Responsibility of Property Owners
- Sec. 38.29 Abatement of Nuisances Required
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- Sec. 106.5 Prohibitions
- Sec. 106.9 Maintenance

25. Case 19-235 – 2264 Black Lake Blvd, 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
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- Sec. 106.5** Prohibitions
- Sec. 106.9** Maintenance

26. Case 19-236 – 2641 Balforn Tower Way, Winter Garden, Fl.

Community Development Director Stephen Pash

- Sec. 38.28** Responsibility of Property Owners
- Sec. 38.29** Abatement of Nuisances Required
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- Sec. 38.92** Purpose and Intent
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- 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, Industrial, or Planned Development Zoned Use
- 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 Use
- Sec. 106.5** Prohibitions
- Sec. 106.9** Maintenance

27. Case 19-237 – 891 Avalon Rd, 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** Duty to Keep Property Clean
- Sec. 38.61** Discharging Foul Water or Depositing Decaying Matter
- Sec. 38.62** Mosquito Breeding Places
- Sec. 38.92** Purpose and Intent
- Sec. 38.93** Definitions

CODE ENFORCEMENT BOARD AGENDA, CONTINUED

- 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, Industrial, or Planned Development Zoned Use
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1. COMMENTS

2. ADJOURNMENT - to a regular Code Enforcement Board meeting on **Tuesday, July 2, 2019** at 6:15 p.m. in City Hall Commission Chambers, 300 W. Plant Street, 1st floor.