



**For More Information, Contact:**  
Thomas Knappman  
Code Compliance  
City of Winter Garden  
300 West Plant Street  
Winter Garden, FL 34787  
407.656.4111, ext.4001  
[tknappman@cwgdn.com](mailto:tknappman@cwgdn.com)

**CODE ENFORCEMENT BOARD AGENDA**

To: John Benoit III, Chairman  
David Buckles, Vice-Chairman  
Johnny Clark  
Jack R. Litteral  
Ron Sikes  
Marvin E. Vasquez  
Bruce H. Woloshin

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

RE: Regular Meeting – Tuesday, February 7, 2017 - 6:15 PM  
Commission Chambers, City Hall  
300 West Plant Street, Winter Garden

**1. CALL TO ORDER**

Determination of a Quorum  
Invocation 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 October 4, 2016 meeting minutes.

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

**A. OLD BUSINESS**

- 1. **CASE # 16-058 – 15154 Ovation Drive, Winter Garden, FL**  
**COMPLIANT PRIOR TO FEBRUARY 7, 2017 MEETING – CASE CLOSED**

**B. NEW BUSINESS**

- 1. **CASE # 16-032 – 531 Susan B Britt Ct, Winter Garden, FL**

Community Development Director Steve 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, commercial or industrial use.
- Sec. 118-69** Principal uses
- Sec. 118-97** Use requirements
- Sec. 118-774** Special exceptions
- Sec. 118-1386** Off-Street Parking
- Sec. 118-1387** Location of Off-Street Parking Spaces

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 # 16-033 – 551 Susan B Britt Ct, Winter Garden, FL**

Community Development Director Steve Pash

- Sec. 18-91** Required
- 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, commercial or industrial use.
- Sec. 118-69** Principal uses
- Sec. 118-97** Use requirements
- Sec. 118-774** Special exceptions
- Sec. 118-1386** Off-Street Parking
- Sec. 118-1387** Location of Off-Street Parking Spaces

**3. CASE # 16-070 – 15502 Stoneybrook West Parkway #128, Winter Garden, FL**

Community Development Director Steve Pash

- Sec. 22-29** Open Air Event permit – Open Air Vendors
- Sec. 118-1** Definitions
- Sec. 118-580** Prohibited Uses and Structures
- Sec. 118-1022** Principal Permitted Uses
- Sec. 118-1024** Principal Prohibited Uses
- Sec. 118-1387** Location of Off-Street Parking Spaces

**4. CASE # 17-03 – 416 E Bay Street, Winter Garden, FL**

Community Development Director Steve Pash

- Sec. 38-59** Scattering of Refuse
- Sec. 58-1** Definitions
- Sec. 58-3** Refuse Containers
- Sec. 58-5** Prohibited Acts
- Sec. 66-92** Required
- Sec. 66-93** Local Business Tax – Dates Due and Delinquent; Penalties

**4. COMMENTS**

- 5. ADJOURNMENT** - to a regular Code Enforcement Board meeting on Tuesday, March 7, 2017 at 6:15 p.m. in City Hall Commission Chambers, 300 W. Plant Street, 1<sup>st</sup> floor.