



**CODE ENFORCEMENT BOARD**  
**REGULAR MEETING MINUTES**  
**FEBRUARY 5, 2019**

**1. CALL TO ORDER**

Chairman Buckles called the meeting of the Code Enforcement Board to order at 6:15 p.m. in the City Hall Commission Chambers.

Quorum was present.

**Present:** Chairman David Buckles, Vice-Chairman Bruce Woloshin and Board Members: Johnny Clark, Jack Litteral, Denise Ratton, and Marvin E. Vasquez

**Absent:** Ron Sikes (excused)

**Staff Present:** Assistant City Attorney Chris Conley, Community Development Director Steve Pash, Code Compliance Officer Tom Knappman, and Recording Secretary Kathleen Rathel

**2. CONSENT AGENDA**

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

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

**B. APPROVAL OF MINUTES**

***MOTION: Board Member Clark moved to approve the July 10, 2018 meeting minutes. Seconded by Board Member Litteral and carried unanimously 6 - 0.***

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

**A. OLD BUSINESS**

No old business.

**B. NEW BUSINESS**

**1. CASE 17-071 - 12301 W Colonial Drive, Winter Garden, Fl.**

Community Development Director Steve Pash

**Sec. 18.151** Standard Code Adopted

**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. 38.95** Excessive Growth of Grass, Weeds, and Brush on Property Utilized or Zoned for Residential, Professional Office, Commercial or Industrial Use

**Sec. 58.5** Prohibited Acts

**Sec. 62.31** Maintenance of Privately Owned Streets, Driveways and Parking Lots

**Sec. 66.92** Required

**Sec. 102.61** Unsafe Signs

**Sec. 102.92** Prohibited Signs

**Sec. 102.161** Signs Permitted in Commercial and Industrial Districts

- Sec. 106.17 Stormwater Quality
- Sec. 114.35 Replacement of Material
- Sec. 118.1024 Prohibited Uses
- Sec. 118.1126 Commercial Structures; Uses Involving Sales, Storage, Repairs, Service
- Sec. 118.1127 Disabled Motor Vehicles
- Sec. 118.1387 Location of Off-Street Parking Spaces
- Sec. 118.1455 Outdoor Displays/Work

**FINDINGS OF FACT AND CONCLUSIONS OF LAW IN CASE 17-071**

Community Development Director Pash turned the item over to one of the owners present to allow them to present their case first then follow up with staff comments.

Dale Parsons of 690 Osceola Avenue, Winter Park, Florida, started by stating he is one of the partners with John Hussey of Peoples Plaza which they purchased before the financial crash in 2008. They continued to pursue opportunities and recently brought in financial partners and got approval to build a hotel on the site. They lost tenants when the redevelopment rumor started which left the building unsustainable and the property is in bad shape. They plan to start demolition in February, 2019, but have to have an asbestos survey first. Once they get the proper permits they hope to have the demo complete by the end of March.

He stated John Hussey has been managing the property and they are aware of one business in particular with numerous code violations regarding excess vehicles. They have asked that business to leave. He is willing to address other items with Staff but believes most issues will be fixed with the demolition of the front building and the problem tenant moving out of the back warehouse building.

**Questions and Discussion**

Discussion ensued regarding the tenant’s location on the property, if they will be clearing out all the vehicles, and if the vehicles remaining would be visible once the front building was demolished, current number of violations on the property and how long the violations have been in force, and proposed time frame for redevelopment.

Community Development Director Pash followed up by stating Staff recommends tabling this item until the April 2, 2019 Code Board meeting.

***MOTION: Based upon the Findings of Fact and evidence presented, Board Member Clark moved to Table Case 17-071 until the April 2, 2019 Code Board meeting. Seconded by Board Member Ratton and carried 5 - 1 with Board Member Vasquez voting against.***

**2. CASE 17-376 – 521 Seminole Street, Winter Garden, Fl.**

- 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

**3. CASE 18-327 – 151 W Maple Street, Winter Garden, Fl.**

- Community Development Director Stephen Pash
- Sec. 18.155 Conditions Constituting Hazards – Notice
- Sec. 18.159 Public Nuisances

