



**CODE ENFORCEMENT BOARD
REGULAR MEETING MINUTES
MARCH 4, 2025**

1. CALL TO ORDER

Vice- Chairman Woloshin called the meeting of the Code Enforcement Board to order at 6:15 p.m. in the City Hall Commission Chambers. A moment of silence was followed by the Pledge of Allegiance.

Quorum was declared present.

Present: Vice-Chairman Bruce Woloshin and Board Members: Linette Coleman, Nick Farell, Greg Liskey and Daniel Welsh.

Absent: Marvin E. Vasquez Chairman (excused), Nick Farell (excused) and Eddie Young (excused)

Staff Present: Assistant City Attorney Hillary Griffith, Board Attorney Jacob Schumer, Planning Director Kelly Carson, Code Enforcement Supervisor Chris Gonzalez and Recording Secretary Colene Rivera.

2. CONSENT AGENDA

A. SWEARING IN OF PARTIES TO TESTIFY

CEB Recording Secretary Rivera swore in Planning Director Carson and Code Enforcement Supervisor Gonzalez, who will be presenting testimony.

B. APPROVAL OF MINUTES

MOTION: Board Member Welsh moved to approve the February 4, 2025 meeting minutes. Seconded by Board Member Coleman and carried unanimously 4- 0.

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

A. OLD BUSINESS

1. CASE # 24-362 – 1301 Inland Seas Blvd, Winter Garden, FL

Code Compliance Supervisor Chris Gonzalez

Sec. 18-91 Required

Sec. 18-91.5 Work Starting Before Permit Issuance

FINDINGS OF FACT AND CONCLUSIONS OF LAW IN CASE 24-362

Code Enforcement Supervisor Gonzalez stated Case 24-362 for the address of 1301 Inland Seas Blvd continues to show progression of obtaining Building Permits for the 42 A/C units that were

replaced over the last 5 years without permits. The property manager has been working with a contractor and city to comply. City would like to request the board postpone Case 24-362 to the next Code Board meeting scheduled for April 1, 2025.

Questions and Discussion

Board discussed option of allowing for 3-4 months prior to returning to this board as the amount of work and permitting process will take some time and if next month would be realistic of window for violations to be addressed? Board attorney advised if the board wished to extend the return date to this board, that is an option. Board discussed and determined city should remain diligent and report back next month on progress, etc.

MOTION: Based upon the Findings of Fact and evidence presented, Board Member Liskey moved to find Case 24-362 for the property located at 1301 Inland Seas Blvd be extended to the next Code Board meeting scheduled for April 1, 2025. Seconded by Board Member Welsh and carried 4-0.

2. CASE # 24-680 – 114 North St

Code Compliance Supervisor Chris Gonzalez

Sec. 18-91 Required

Sec. 18-91.5 Work Starting Before Permit Issuance

Sec. 38-94 Accumulations of trash, junk, debris.

FINDINGS OF FACT AND CONCLUSIONS OF LAW IN CASE 24-680

Code Compliance Inspector Gonzalez stated Case 24-680 for the address of 114 North Steet continues to address this case violations by removal of tarps and debris and prior case violations by removal of a shed on the property. Since there has been progress of various violations on this site, city would like to request an extension to next Code Board meeting to allow property owner time to address these violations.

Questions and Discussion

Board did not have any questions or discussion for this case.

MOTION: Based upon the Findings of Fact and evidence presented, Board Member Welsh moved to postpone Case 24-680 to the next scheduled Code Board meeting on April 1, 2025. Seconded by Board Member Coleman and carried 4-0.

4. COMMENTS OR DISCUSSION

No comments or discussion.

5. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:22 pm to the next meeting scheduled meeting for April 1, 2025.

ATTEST:

/S/

Recording Secretary, Colene Rivera

APPROVED:

/S/

Vice-Chairman Bruce Woloshin