



CODE ENFORCEMENT BOARD
REGULAR MEETING MINUTES
APRIL 1, 2025

1. CALL TO ORDER

Chairman Vasquez 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: Marvin E. Vasquez Chairman, Vice-Chairman Bruce Woloshin and Board Members: Linette Coleman, Nick Farrell, Greg Liskey, Daniel Welsh and Eddie Young.

Absent: none

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.

Other Attendees: Allister Rodgers, Athena Jones and Linda Pintro.

2. CONSENT AGENDA

A. SWEARING IN OF PARTIES TO TESTIFY

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

B. APPROVAL OF MINUTES

MOTION: Board Member Coleman moved to approve the March 4, 2025 meeting minutes. Seconded by Board Member Welsh and carried unanimously 7- 0.

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

A. OLD BUSINESS

1. CASE # 24-362 – 1301 Inland Seas Blvd

Code Compliance Supervisor Chris Gonzalez

Sec. 18-91 Required Building Permits

Sec. 18-91.5 Work Starting Before Permit Issuance

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

Code Compliance Supervisor Gonzalez stated Case 24-362 for 1301 Inland Seas Blvd continues to show progress toward permitting the 43 AC units in the Inland Sea Apartment Complex. They have successfully applied, been issued and inspected three of the AC units at this site. City of Winter Garden Building Department has agreed to allow this complex to apply for Building permits for the remaining 39 AC units on site in the same manner. With this in mind, the city would like to request this board postpone CASE 24-362 to the next Code Board meeting scheduled for May 6, 2025.

Questions and Discussion

Board members inquired if a timeline was given to property owner to apply for these remaining permits and if a Facility Maintenance permit might be an option to cover all the remaining AC unit rather than each individual address? City responded that a timeline was not given and he would need to check with Building Department if a Facility Maintenance permit would be an option.

MOTION: Based upon the Findings of Fact and evidence presented, Board Member Welsh moved to postpone Case 24-362 to next scheduled Code Board meeting scheduled for May 6, 2025 and requested a timeline be issued as well. Seconded by Board Member Woloshin and carried 7-0.

2. CASE # 24-680 – 114 North St

Code Compliance Supervisor Chris Gonzalez

Sec. 18-91 Required Building Permits

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 Supervisor Gonzalez stated Case 24-680 for the address of 114 North Street at his last inspection on March 31, 2025 was found to be in compliance and requested to close this case.

Questions and Discussion

There were not any questions or discussions amongst the board relating to Case 24-680 for the address of 114 North Street.

MOTION: Based upon the Findings of Fact and evidence presented, Board Member Woloshin moved to close Case 24-680 for 114 North Street. Seconded by Board Member Coleman and carried 7-0.

B. NEW BUSINESS

1. CASE # 24-343 – 195 Temple Grove Dr

Code Compliance Supervisor Chris Gonzalez

Sec. 18-91 Required Building Permits

Sec. 18-91.5 Work Starting Before Permit Issuance

FINDINGS OF FACT AND CONCLUSIONS OF LAW IN CASE 24-343

Code Compliance Supervisor Gonzalez gave a background and history detail relating to Case 24-343 for the address of 195 Temple Grove Drive. The neighbor reported lots of construction occurring on this site without permits. Upon investigation and discussion, the property owner agreed to apply for permits for the various work on site. At this time, the permits are on hold.

Questions and Discussion

Board members inquired if the property was occupied and if any worked had been done on site since the Stop Work order? City confirmed the property is vacant and no additional work had been done on site since the work order was issued.

MOTION: Based upon the Findings of Fact and evidence presented, Board Member Vasquez moved to postpone Case 24-343 until the next schedule Code Board meeting on May 6, 2025. Seconded by Board Member Woloshin and carried 7-0.

2. CASE # E25-104 – 1640 Trumbo St

Code Compliance Supervisor Chris Gonzalez

Sec. 38-94 Accumulation of Trash and Debris

FINDINGS OF FACT AND CONCLUSIONS OF LAW IN CASE E25-104

Code Compliance Supervisor Gonzalez stated Case E25-104 for the address of 1640 Trumbo Street was found in violation of Section 38-94 accumulation of trash and debris and requested a Finding of Facts and Conclusion of Law for this property.

Questions and Discussion

Board members did not have any questions or discussion for Case E25-104.

MOTION: Based upon the Findings of Fact and evidence presented, Board Member Woloshin moved to find Case E25-104 for the address of 1640 Trumbo Street in violation, to issue a Finding of Fact and Conclusion of Law for Section 38.94 and to reinspect the property before the next Code Board meeting scheduled for May 6, 2025. Seconded by Board Member Welsh and carried 7-0.

3. CASE # E25-088 – 228 Stanton Estates Cir

Code Compliance Supervisor Chris Gonzalez

Sec. 50-151 Prohibited Activities in Public Rights-Of-Way Owned, Controlled and/or Operated By The City.

FINDINGS OF FACT AND CONCLUSIONS OF LAW IN CASE E25-088

Code Compliance Supervisor Gonzalez stated Case E25-088 for the address of 228 Stanton Estates Circle had cut down a tree in the easement area of the property without a tree removal permit. City staff requested board find this property in violation and issue a Find of Facts and Conclusion of Law.

Questions and Discussion

Board members asked for clarification of tree location, cut vs. trim and what action the property owner would need to do to rectify the situation? City stated the tree was located in the easement between street and sidewalk area, cut down and property owner would need to replacement the tree on this site to comply.

MOTION: Based upon the Findings of Fact and evidence presented, Board Member Woloshin moved to find Case E25-088 for the address of 228 Stanton Estates Circle in violation and to issue a Finding of Fact and Conclusion of Law for Section 50.151 and to replace the tree at the city's direction before the next Code Board meeting scheduled for May 6, 2025. Seconded by Board Member Welsh and carried 7-0.

C. COMMENTS OR DISCUSSION

No comments or discussion.

D. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:30 pm to the next meeting scheduled for May 6, 2025.

ATTEST:

APPROVED:

/S/

Recording Secretary, Colene Rivera

/S/

Chairman, Marvin E. Vasquez