



**CODE ENFORCEMENT BOARD  
REGULAR MEETING MINUTES  
OCTOBER 4, 2022**

**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: Adrian Galvan, Linette Coleman, Jack Litteral and Marvin E. Vasquez.

**Absent:** Chairman David Buckles (excused) and Board Member Denise Ratton (excused).

**Staff Present:** Assistant City Attorney Rick Geller, Community Development Director Steve Pash, Board Attorney Gayle Owens, Code Compliance Officer Tom Knappman, Code Compliance Officer Christopher Gonzalez and Recording Secretary Colene Rivera.

**Additional Attendees:** Matt Chilcote of Village Grove HOA and Gary Gloer of 222 4<sup>th</sup> Street.

**2. CONSENT AGENDA**

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

CEB Recording Secretary Rivera swore in Community Development Director Pash, Code Compliance Officer Tom Knappman and Code Compliance Officer Christopher Gonzalez who will be presenting testimony.

**B. APPROVAL OF MINUTES**

***MOTION: Board Member Vasquez moved to approve the August 2, 2022 meeting minutes. Seconded by Board Member Galvan and carried unanimously 5 - 0.***

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

**A. OLD BUSINESS**

**1. CASE # 21-023 – 218 4<sup>th</sup> Street, Winter Garden, FL**

Code Compliance Inspector, Thomas Knappman

**Sec. 18-151.** Standard code adopted.

**Sec. 18-159.** Public nuisances.

**Sec. 38-61.** Discharging foul water or depositing decaying matter.

**EXTENDING THE FINDINGS OF FACT AND CONCLUSIONS OF LAW FOR CASE 21-023**

Code Enforcement Officer Knappman stated case 21-023 for 218 4<sup>th</sup> Street is continuing to make progress with cleaning up the property based on code violations they were found in

violation of at the September 6, 2022 Code Enforcement Board meeting. Due to these efforts, city staff recommends that this case be postponed to the next Code Enforcement Board meeting scheduled for November 1, 2022.

#### Questions and Discussion

Code Enforcement Board members did not have any questions or discussion regarding this case.

***MOTION: Based upon the Findings of Fact and evidence presented, Board Member Vasquez moved to postpone Case 21-023 to the next scheduled Code Enforcement Board meeting scheduled for November 1, 2022. Seconded by Board Member Litteral and carried 5-0.***

**2. CASE # 22-083 – 99 N Boyd Street, Winter Garden, FL**

Code Compliance Inspector, Thomas Knappman

**Sec. 74-33.** Prohibited in specified places.

#### **DISMISSING THE FINDINGS OF FACT AND CONCLUSIONS OF LAW FOR CASE 22-083**

Code Enforcement Officer Knappman stated Case 22-083 for 99 N Boyd Street has cleaned up the property and the truck is no longer being parked on the site. City staff recommends this case be dismissed.

#### Questions and Discussion

Code Enforcement Board members did not have any questions or discussion regarding this case.

***MOTION: Based upon the Findings of Fact and evidence presented, Board Member Vasquez moved to close Case 22-083 at the property located at 99 N Boyd Street. Seconded by Board Member Litteral and carried 5-0.***

#### **B. NEW BUSINESS**

**1. CASE # 22-320 – 222 4<sup>TH</sup> Street, Winter Garden, FL**

Code Compliance Technician, Christopher Gonzalez

**Sec. 38-94.** Accumulation of trash, junk, and debris.

**Sec. 18-91.** Required.

**Sec. 18-91.5.** Work starting before permit issuance.

**Sec. 38-59.** Scattering of refuse.

**Sec. 38-60.** Duty to keep property clean.

**Sec. 118-1387.** Location of off-street parking spaces.

**Sec. 118-395.** Prohibited uses and structures

#### **PRESENTING THE FINDINGS OF FACT AND CONCLUSIONS OF LAW FOR CASE 22-320**

Code Enforcement Officer Gonzalez stated Case 22-320 was cited with various code violations on the property at 222 4<sup>th</sup> Street. After receiving several violation notices, this property

continues to be in violation of performing work without building permits; needing to remove debris, waste and construction materials; and improper parking of vehicles on the property. City staff recommends this case be found in violation of sections 18.91, 38.60 and 118.1387.

The property owner, Gary Gloer, also discussed with board members the conditions of the property, citation he was planning to issue to his tenant and efforts he is making to clean up this citation.

### Questions and Discussion

Code Enforcement Board members inquired if this location had been sited prior to this case, property owner was monitoring this property, current conditions of property based on photos last date being September 13, 2022, providing communications in Spanish and English to the renters?

***MOTION: Based upon the Findings of Fact and evidence presented, Board Member Vasquez moved to find the property at 222 4<sup>th</sup> Street in violation of sections 18.91, 38.60, 118.1387 and to bring the property into compliance on or before October 31, 2022 prior to the November 1, 2022 Code Enforcement Board meeting date. Seconded by Board Member Litteral and carried 5-0.***

### 2. CASE # 22-366 – 355 9<sup>TH</sup> Street, Winter Garden, FL

Community Development Director, Steve Pash  
**Sec. 78-37.** Privately owned wells.

Community Development Director Pash stated Case 22-366 for the address of 355 9<sup>th</sup> Street is closed.

### 4. COMMENTS OR DISCUSSION

No comments or discussion.

### 5. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:30 pm to the next meeting scheduled for November 1, 2022.

**ATTEST:**

/S/

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Recording Secretary, Colene Rivera

**APPROVED:**

/S/

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Chairman David Buckles