



**CODE ENFORCEMENT BOARD
REGULAR MEETING MINUTES
MARCH 1, 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, Rita Izaguirre, Jack Litteral, and Denise Ratton.

Absent: Chairman David Buckles (excused) and Marvin E. Vasquez (excused)

Staff Present: Assistant City Attorney Rick Geller, Community Development Director Steve Pash, Board Attorney Gayle Owens and Recording Secretary Colene Rivera.

2. CONSENT AGENDA

A. SWEARING IN OF PARTIES TO TESTIFY

CEB Recording Secretary Rivera swore in Community Development Director Pash and Adolfo Bautista of 1106 E Fullers Cross Road, who will be presenting testimony.

B. APPROVAL OF MINUTES

MOTION: Board Member Ratton moved to approve the November 2, 2021 and the February 1, 2022 meeting minutes. Seconded by Board Member Litteral and carried unanimously 5 - 0.

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

A. OLD BUSINESS

**1. CASE # 21-045 – 429 Hennis Road, Winter Garden, FL
HEARING TO ESTABLISH FINE**

Community Development Director Stephen Pash

Sec. 18-91	Required.
Sec. 38-59	Scattering of Refuse.
Sec. 38-155	Prohibited Acts.
Sec. 106-5	Prohibitions.
Sec. 106-17	Stormwater Quality.

Community Development Director Pash presented Case 21-045 at the address of 429 Hennis Road. He noted the substantial work that has been done to clean up the various violations but they are not completely compliant as of this meeting date. He requested

that this case be postponed to the next Code Enforcement meeting scheduled for April 5, 2022.

MOTION: Motion by Board Member Litteral to amend the prior order to postpone Case 21-045 at the address of 429 Hennis Road until the next Board meeting scheduled for April 5, 2022 and for the property owner to bring all violations into order by April 4, 2022. Seconded by Board Member Ratton and carried 5-0.

**2. CASE # 21-046 – 321 N Hennis Road, Winter Garden, FL
HEARING TO ESTABLISH FINE**

Community Development Director Stephen Pash

Sec. 38-59 Scattering of Refuse.
Sec. 38-155 Prohibited Acts.
Sec. 106-17 Stormwater Quality.

Community Development Director Pash stated the property owner has brought the property into compliance. City will close this case.

CASE CLOSED

**3. CASE # 21-047 – 201 Hennis Road, Winter Garden, FL
HEARING TO ESTABLISH FINE**

Community Development Director Stephen Pash

Sec. 38-59 Scattering of Refuse.
Sec. 38-155 Prohibited Acts.
Sec. 106-5 Prohibitions.
Sec. 106-17 Stormwater Quality.

Community Development Director Pash stated the property owner has brought the property into compliance. City will close this case.

CASE CLOSED

**4. CASE # 21-049 – 700 W Bay Street, Winter Garden, FL
HEARING TO ESTABLISH FINE**

Community Development Director Stephen Pash

Sec. 18-91. Required.

Community Development Director Pash stated the property owner has brought the property into compliance. City will close this case.

CASE CLOSED

**5. CASE # 21-266 – 1106 E Fullers Cross Road, Winter Garden, FL
HEARING TO ESTABLISH FINE**

Community Development Director Stephen Pash

- Sec. 18-169.** Permit—Required.
- Sec. 38-94.** Accumulations of trash, junk, debris and nonliving plant material on property utilized or zoned for residential, professional office, recreational, commercial, open space, or industrial, or planned development zoned use.
- Sec. 106-5.** Prohibitions.
- Sec. 106-16.** Dust, dirt and control of construction site runoff.
- Sec. 114-69.** Land clearing prior to development approval.
- Sec. 118-67.** Application for development Permit.
- Sec. 118-303.** Permitted accessory uses and structures.
- Sec. 118-305.** Prohibited uses and structures.

Community Development Director Pash presented Case 21-266 for the address of 1106 E Fullers Cross Road. He explained the progress made by the property owner since the last meeting and requested board to extend his compliance date another two-weeks. Pash wished to have the property owner update the board.

Adolfo Bautista of 1106 E Fullers Cross Road spoke as the property owner regarding status and update from prior Code Board meeting on his property. He stated he had found a property to move his business and requested that he be allowed an additional two-weeks to clear out all his equipment and storage container from his landscaping business. City staff stated by April 14, 2022 should be considered by the board.

MOTION: Motion by Board Member Ratton to postpone Case 21-266 at the address of 1106 E Fullers Cross Road until the next Board meeting scheduled for April 5, 2022 and allow an additional two-week period for the property owner to bring all violations into compliance by March 14, 2022. Seconded by Board Member Izaguirre and carried 5-0.

B. NEW BUSINESS

4. COMMENTS OR DISCUSSION

No comments or discussion.

5. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:23 pm to the next meeting scheduled for April 4, 2022.

ATTEST:

/S/

Recording Secretary, Colene Rivera

APPROVED:

/S/

Chairman , David Buckles