



**CODE ENFORCEMENT BOARD  
REGULAR MEETING MINUTES  
JULY 5, 2022**

**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. A moment of silence was followed by the Pledge of Allegiance.

Quorum was declared present.

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

**Absent:** Adrian Galvan (excused), Denise Ratton (excused) and Rita Izaguirre (unexcused)

**Others:** Sarah Trover of 218 4<sup>th</sup> Street, Deanna Meredith of 218 4<sup>th</sup> Street, Darris Vickers of 20 W Miller Street and Crystal Gross of 20 W. Miller Street.

**Staff Present:** Assistant City Attorney Rick Geller, Board Attorney Gayle Owens, Community Development Director Steve Pash, Code Compliance Officer Santino Montanez, Code Compliance Officer Chris Gonzalez and Recording Secretary Ellen King.

**2. CONSENT AGENDA**

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

CEB Recording Secretary King swore in Community Development Director Pash, Code Compliance Officer Santino Montanez, Code Compliance Officer Chris Gonzalez, who will be presenting testimony along with Deanna Meredith as property realtor for 218 4<sup>th</sup> Street and Darris Vickers of 20 W Miller Street.

**2. APPROVAL OF MINUTES**

**MOTION:** *Board Member Vasquez moved to approve the May 3, 2022 meeting minutes. Seconded by Board Member Litteral and carried unanimously 4 - 0.*

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

**A. OLD BUSINESS**

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

Code Case Manager, Steve Pash

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

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

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

Community Development Director Pash presented Case 21-023 at the property address of 218 4<sup>th</sup> Street. He explained in detail the above violations that have lead the property owner to be in front of this board tonight. Requested that the board issue a Finding of Facts and Conclusion of Law for the above violations at this time.

Board members inquired if this is a different property owner from prior violations and are they beginning to clean up this property again, if owner has been living in this location and if owners had a structural report to verify that the property is deemed safe to repair? Staff affirmed same property owners as initial violations, yes property owners are cleaning it up to sell this property, and city wants to insure these violations continue with the sale of the property.

Deanna Meredith of Lucks Property, Title Company, spoke on behalf of owners as property realtor and stated that the original owner had passed away and current owners have inherited this property. New owners have been working on cleaning up these violations, etc. She continued to explain details regarding the shed structure as not repairable and planning to demolish this structure. Property Owners did not have the structural report on hand. New owners and planned buyer are working together to bring the property up to code and plan to permit work to be done. Sale of the property is scheduled for July 15, 2022. New Home owner is planning to occupy this property upon sale and repairs of home.

**MOTION: *Based upon the Findings of Fact and Conclusion of Law as evidence presented, Board Member Vasquez moved to find Case 21-023 in violation of the Sections as presented and to bring the property in compliance on or before September 4, 2022 prior to the September 5, 2022 Code Enforcement Board meeting date. Seconded by Board Member Woloshin and carried 4-0.***

## **B. NEW BUSINESS**

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

Code Compliance Inspector, Santino Montanez

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

Code Compliance Officer Montanez presented Case 22-083 at the property address of 99 N Boyd Street. He explained in detail the above violations that have lead the property owner in front of this board tonight. Requested that the board issue a Finding of Facts and Conclusion of Law for the above violation at this time.

Board members inquired if this case was presented well over a year ago to this board? Staff confirmed that yes this property was presented before the board some time ago and new violations were found on the site. This case is a new violation on this property.

**MOTION: *Based upon the Findings of Fact and Conclusion of Law as evidence presented, Board Member Woloshin moved to find Case 22-083 in violation of Section 74-33 as presented and to bring the property in compliance on or before July 31, 2022 prior to the August 1, 2022 Code Enforcement Board meeting date. Seconded by Board Member Vasquez and carried 4-0.***

### **2. CASE # 22-056 – 340 E Fullers Cross Road, Winter Garden FL**

**Code Compliance Inspector, Chris Gonzalez**  
**Sec. 118-1127.**            Disabled Motor Vehicles  
**Sec. 118-305.**            Prohibited uses and structures

Code Compliance Officer Gonzalez presented Case 22-056 at the property address of 340 E Fullers Cross Road. He explained in details the above violations that have lead the property owner to be in front of this board tonight. Requested that the board issue a Finding of Facts and Conclusion of Law for the above violations at this time.

Board members asked how the city knew this vehicle has not been moved as it has a tag? City staff replied the vehicle has flat tires, an expired tag and is decaying. He continued to explain why the property owners are not able to move the vehicle at this time.

**MOTION: *Based upon the Findings of Fact and Conclusion of Law as evidence presented, Board Member Woloshin moved to find Case 22-056 in violation of Section 118-1127 and 118-305 as presented and to bring the property in compliance on or before July 31, 2022 prior to the August 1, 2022 Code Enforcement Board meeting date. Seconded by Board Member Litteral and carried 4-0.***

**3. CASE # 22-186 – 16 W Miller St., Winter Garden FL**  
**Code Compliance Inspector, Chris Gonzalez**

Code Compliance Officer Gonzalez requested that Case 22-186 at the property address of 16 W Miller Street be postponed as the property owners are working with the city to bring this property up to code. There being no previous violation on this property, no motion was required.

**3. COMMENTS OR DISCUSSION**

No comments or discussion.

**4. ADJOURNMENT**

There being no further business, the meeting was adjourned at 6:35 pm to the next meeting scheduled for August 2, 2022

**ATTEST:**

**APPROVED:**

        /S/          
Recording Secretary, Ellen King &  
Colene Rivera

        /S/          
Chairman David Buckles