

**CITY OF WINTER PARK  
CODE ENFORCEMENT BOARD**

Regular Meeting  
City Hall Commissioners Chamber

March 7, 2013  
3:00 p.m.

**MINUTES**

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Chairperson, Sheila DeCiccio, called the regular meeting of the Code Enforcement Board to Order at 3:05 p.m. on the 7<sup>th</sup> day of March 2013, in the Commission Chambers, Winter Park, Florida.

I. **Roll Call:**

Those present were Sheila DeCiccio, Keith Manzi, Brian Kracht and Larry Sadler, and Frederick Jones Those absent were Carl Sanford, and Roy Ray Jr .

II. **Approval of Minutes:**

Motion made by Sheila DeCiccio, seconded by Frederick Jones, to approve the December 06, 2012 and February 7, 2013 Code Board Minutes. Chairperson read statement of purposes.

III. **Swearing in of Witnesses:**

All witnesses were sworn in.

IV. **Compliances:**

Chairperson DeCiccio read compliances (see agenda)

V. **Stipulations:**

VI. **Other Business:**

VII. **New Business:**

VIII. **Old Business:**

1. CEB #10-2166 – 1849 Azalea Avenue – Winter Park, FL 32789 – Ellis Property Maintenance and Zoning Code Violation - Operating a Tree Service business from a residential area. Storage of commercial vehicle and trailers. Outside storage of yard debris, commercial equipment,

ladders and tree stumps. Chapter/Section: 58-71 paragraph (d), (1), (f); 58-66 Purpose and Intent paragraph (a) and (b) of the Land Development Code and 22-176; 22-177; 302.1 Sanitation; 202 Nuisance, paragraph (18) of the Property and Building Maintenance code, *as adopted and amended by the City of Winter Park*. Officer Porras gave a brief presentation; submitted power point photographs of evidence. The property owner Ms. Fannie Ellis gave testimony. Resident Michael Schultz and Frank Candy gave testimony. Motion made by Keith Manzi; Respondent Fannie M. Ellis Code Enforcement case #10-2166 is not in compliance with the Board's orders issued on January 6<sup>th</sup>, 2011, October 6, 2011 and November 1, 2012. From the information provided by staff today the respondent owes the city fines in the amount \$423,150.00 plus prorated amount up to the date of the hearing (3/7/2013). Furthermore city staff is authorized to proceed with Foreclosure. The motion was second by Mr. Jones and unanimously carried.

2. CEB #12-157 – 467 Carolina Avenue, Winter Park, FL 32789 – Investor Associates

Chapter/Section: 22-176; 22-177; 303.6 Exterior Walls; 303.14 Insect screens; *and 304.2 Protective treatment of the Property Maintenance Code as adopted and amended by the City of Winter Park*. Officer Porras gave a brief testimony, the property was in violation. Owner requested that fines be reduced. Officer Porras gave testimony. Owner Mr. Thayer gave testimony. Board discussed the case. Mr. Jones made a motion; from the evidence presented today I move that the accrued fine of \$54,100.00 be reduced to \$600.00. The motion was seconded by Keith Manzi and was unanimously carried.

IX. **Other Business:**

1. CEB #12-1853 – 1751 Glencoe Road, Winter Park, FL 32789 – Miller  
Property Maintenance Code - Waste and unsightly articles on premises. Overgrowth to the rear of the property, trailer stored on circular driveway on front yard. Code Chapter/Section: Chapter 22, Section 22-176, 22-177, 202 Paragraphs (18), 302.1, 302.4, 302.4.1 of the International Property Maintenance Code as adopted and amended by the City of Winter Park Building Code of Ordinances. Chapter 58, Section 58-71 (f) paragraph(s) (1) of the City of Winter Park Land Development Code. Staff requested that the Board affirm if a violation still exists on said property. Motion was made by Mr. Sadler; from the evidence presented today, I move to find the respondents, Kenneth L. Miller and Rowena M. Miller, Code Enforcement Board Case # 12-1853 & # 12-2126 for the property addressed as 1751 Glencoe Road,

Winter Park, FL 32789, not in violation of Chapter 22, Section 22-176, 22-177, 202 Paragraphs (18), 302.1, 302.4, 302.4.1 of the Property Maintenance Code and Chapter 58, Section 58-71 (f) paragraphs (1) of the Land Development Code as adopted and amended by the City of Winter Park. Motion was second by Keith Manzi and unanimously carried.

X. **Next Meeting Date:**

April 7, 2013

XI. **Adjournment of Meeting:**

There being no further business, the meeting adjourned at 3:45 p.m.

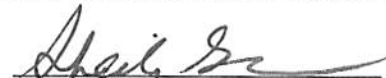
Meeting was reopened to hear testimony from property owner of CEB 13-153

There being no further business, the meeting adjourned at 4:01 p.m.

Respectfully submitted,



Code Enforcement Recording Secretary



Chairperson