

**CITY OF WINTER PARK
CODE ENFORCEMENT BOARD**

Regular Meeting
Commission Chambers

May 2, 2013
3:00 p.m.

MINUTES

Chairperson, Sheila DeCiccio, called the regular meeting of the Code Enforcement Board to Order at 3:00 p.m. on the 2nd day of May 2013, in the Commission Chambers, Winter Park, Florida.

I. **Roll Call:**

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

II. **Approval of Minutes:**

Motion made by Sheila DeCiccio, seconded by Fred Jones, to approve the April 4th , 2013 Code Board Minutes.

III. **Swearing in of Witnesses:**

All witnesses were sworn in.

Compliances:

13-771 2955 Sanbina Street

IV. **Stipulations:**

V. **Other Business;**

VII. **New Business:**

1. CEB #13-2386 – 1540 Palmer Ave., Winter Park, FL 32789 –Bank of New York Mellon,TR.

Property Maintenance- Roof in need of repair covered by a blue tarp creating unsightly conditions. Chapter 22, Section 22-176, 22-177 and Section 304.7 Roof and Drainage of the International Property Maintenance Code as adopted and amended by the City of Winter Park.

Susanne Porras, Code Enforcement Officer, presented a brief summary and photographs as evidence.
Discussion was held

Motion made by Ms. DeCiccio seconded by Mr. Jones, finding the Respondent, Bank of New York Mellon Tr., Code Enforcement Board Case #13-2386 – 1540 Palmer Ave., Winter Park, FL 32789, in violation of Chapter 22, Section 22-176, 22-177 Section 304.7 and Section 404.7 Roof and Drainage of the International Property Maintenance Code as adopted and amended by the City of Winter Park. The Respondent is ordered to make all necessary repairs to the roof and remove the blue trap within; within thirty (30) days of today's hearing. Failure to comply with this Order will cause a fine of \$250.00 per day to be assessed for each day the violation continues beyond June 1st, 2013.

The Respondent is further ordered to contact the City Code Enforcement Officer to verify compliance.

Motion passed, 6-0

- 2. CEB #12-2332 – 250 W Lyman Ave., 317 W Comstock Ave., 317 ½ W. Comstock Ave., 323 W. Comstock Ave., and 325 W. Comstock Ave., Winter Park, FL 32789 –St Michael LTD.**

Property Maintenance-

**Chipped paint on exterior (walls & garage door)
Boarded up window openings
Exterior wall consist of holes
Ramp in disrepair
Unightly discarded articles (wood, signs, barriers, etc.)
Accessory structure in disrepair**

Code Violation: Chapter 22, Section 22-176, 22-177, 108.7,108.8, 301.3, 302.1,302.7 304.2, and 304.6 of the Property and Building Maintenance Code

Smitha Raphael, Code Enforcement Officer, presented a brief summary and photographs as evidence.
Discussion was held

Motion made by Ms. DeCiccio seconded by Mr. Sanford, finding the Respondent, St. Michael LTD., Code Enforcement Board Case #12-2332 – 250 W Lyman Ave., 317 W Comstock Ave., 317 ½ W. Comstock Ave., 323 W. Comstock Ave., and 325 W. Comstock Ave., Winter Park, FL 32789, in violation of Chapter 22, Section

22-176, 22-177, 108.7,108.8, 301.3, 302.1,302.7 304.2, and 304.6 of the Property and Building Maintenance Code. The Respondent is ordered to make all necessary repairs to the homes or demolish the homes; within thirty (30) days of today's hearing. Failure to comply with this Order will cause a fine of \$150.00 per day to be assessed for each day the violation continues beyond June 1st, 2013.

The Respondent is further ordered to contact the City Code Enforcement Officer to verify compliance.

Motion passed, 6-0

VI.

Old Business

- 1. CEB #12-556 – 499 W Fairbanks Ave., Winter Park, FL 32789 –PR's Restaurant, Perry Inman & Eric & Elizabeth Neilson.**

Property Maintenance-

Existing Grease Trap/Interceptor is undersized and structurally unsound. Work/Alterations/Repairs commencing before permit issuance. Inadequate and unsanitary sewage or plumbing facilities.

Code Violation: Chapter 22-176 Code adopted; 22-177 Code amendments; Sec. 506.1 General; Sec. 506.2 Maintenance; 506.3 Grease Interceptors; Sec. 108.7 Public Nuisances; Sec. 202 (6) Inadequate or unsanitary sewage or plumbing facilities; Article II Building Code; Chapter 22-27 Codes adopted; 22-28 Amendments to the Florida Building Code; Sec. 105 Permits; 105.7 Conditions of a Permit; Permit Term and Intent; Sec. 105.17 Work Commencing Before Permit Issuance; Chapter 102 Utilities, Article IV Sewage and Sewage Disposal; Sec. 102-114.- Pretreatment; Sec. 102-115.- Interceptors; Sec. 102-116. Industrial Wastewater, Discharge Permits; Sec. 102-117– Control Manholes; Sec.102- 118 – Measurements, Tests and Analyses; Sec.102-119. – Special Agreements; Sec. 102-120. – Frequency of Measurements; Sec.102-121.- Spill Containment Plan; Sec. 102-122. and 102- 130.- Reserved of the Property Maintenance Code, Building and Stormwater Code as adopted and amended by the City of Winter Park.

Susanne Porras, Code Enforcement Officer, presented a brief summary and photographs as evidence.

Discussion was held

Motion made by Ms. DeCiccio seconded by Mr. Sanford, finding the Respondent, PR's Restaurat, Perry Inman and Owner Eric & Elizabeth Neilson., Code Enforcement Board Case #12-556 – 499 W Fairbanks Ave., Winter Park, FL 32789, in compliance. The Respondents fines are reduced by an order of the Code

Enforcement Board. The fees are reduced from \$55,600.00 to \$6700.00, Ms. DeCiccio made a motion, Seconded by Mr. Sanford, the motion passed, 6-0

1. **Next Meeting Date:**

June 6, 2013

2. **Adjournment of Meeting:**

There being no further business, the meeting adjourned at 4:42 p.m.

Respectfully submitted,

Code Enforcement Recording Secretary

Sheila DeCiccio, Chairperson