

**CITY OF WINTER PARK  
CODE ENFORCEMENT BOARD**

Regular Meeting  
Commission Chambers

September 11, 2008  
3:00 p.m.

**MINUTES**

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The Chairperson, Terri Oster, called the regular meeting of the Code Enforcement Board to Order at 3:01 p.m. on the 11<sup>th</sup> day of September, 2008, in the Commission Chambers of City Hall, Winter Park, Florida.

**I. Roll Call:**

Those present were Terri Oster, Chairperson, Rudolph Scott, Lee Strickland, Brian Head, and Peter Weldon.

**II. Approval of Minutes of Previous Meeting:**

A motion was made by Lori Kifer, seconded by Terri Oster, and unanimously carried approving the minutes of the May 8, 2008 Code Enforcement Board meeting.

**III. Swearing in of Witnesses:**

All witnesses were sworn in.

**IV. Compliances:**

- 1. CEB 08-1530- 1802 Arbor Park Dr., Winter Park, FL 32789- Marianne Brizio**
- 2. CEB 07-1891 – 1610 Lakehurst Ave., Winter Park, FL 32789- John A. Cowgill**

**V. New Business:**

- 1. CEB 08-1015 – 751 Palmer Ave, Winter Park, FL 32789 – Shannon Webster**

*Conditions of Permit: Property has been under construction and is now in a state of abandonment. Also there are unsightly discarded building materials to the rear of the property (Raphael, presented by Lee)*

*Chapter 22 Section 105.4.1 Conditions of Permit and Section 105.4.1.3 of the Florida Building Code as amended and adopted by the City of Winter Park*

Alan Lee, Code Enforcement Arborist Officer, presented a brief summary of the case and pictures as evidence

Shannon Webster, property owner, gave testimony

George Wiggins, Director of Building and Code Enforcement gave testimony

Discussion was held

**Motion made by Brian Head, and seconded by Rudolph Scott, to table this case until our October 2<sup>nd</sup>, 2008 Code Board Meeting to allow property owner and Code Enforcement time to work on assisting property owner in bringing the property into compliance.**

**2. CEB 08-1111 – 400 N. Phelps Ave., Winter Park, FL 32789 – Sean L. Kolentus**

*Unightly construction debris, piles of broken down concrete block wall, wood fencing, not providing proper barrier required for securing the pool, creating unsafe and unsightly conditions*

*Chapter/Section 22-176; 22-177; 202 (18); and 303.6 of the Property Building and Maintenance Code as adopted and amended by the City of Winter Park*

Susanne Rueda, Code Enforcement Officer, presented a brief summary of the case and pictures as evidence

Sylvia Wellon, Chief of Code Enforcement, gave testimony

Discussion was held

**Motion made by Lee Strickland, seconded by Brian Head as amended, finding Respondent Sean L. Kolentus property owner in violation. Code Enforcement Board Case # CEB 08-1111, property located at 400 N. Phelps Ave. Winter Park, Florida 32789, in violation of Chapter 22 Section (s) 22-176; 22-177; 202 (18) and 303.6 of the City of Winter Park Property and Building Maintenance Code as adopted and amended by the City of Winter Park. The respondent is ordered to complete repairs, installation of the block wall and remove all piles of debris from the property in accordance with the City of Winter Park Code of Ordinance within 7 days from this hearing date. The Board also orders the City of Winter**

Park to erect a safety fence to enclose said property within one business day to the best of its ability. Should the owner not bring the property into compliance, the City shall do so and recover all costs incurred from owner. Failure to comply with this order will cause a fine up to \$250.00 per day to be assessed against the property. The Respondent is further ordered to contact the City Code Enforcement Officer to verify compliance.

VI. Old Business:

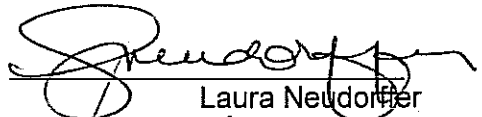
VII. Next Meeting Date:

October 2, 2008

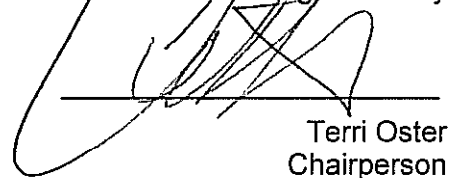
VIII. Adjournment of Meeting:

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

Respectfully submitted,



Laura Neudorfer  
Code Enforcement Board  
Recording Secretary



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Terri Oster  
Chairperson