

CITY OF WINTER SPRINGS, FLORIDA  
MINUTES  
**CODE ENFORCEMENT BOARD**  
REGULAR MEETING  
NOVEMBER 26, 2019

## **CALL TO ORDER**

The Regular Meeting of Tuesday, November 26, 2019 of the Code Enforcement Board was called to Order by Vice-Chairperson Maurice Kaprow at 5:31 p.m., in the Commission Chambers of the Municipal Building (City Hall, 1126 East State Road 434, Winter Springs, Florida 32708).

### **Roll Call:**

Chairperson Matthew Criswell, absent  
Vice Chairperson Maurice Kaprow, present  
Board Member Michael Burns, present  
Board Member Carole Giltz, present  
Board Member Dennis Robinson, present  
Senior City Attorney Jennifer Nix, present,  
Assistant to the City Clerk Christian Gowan, present

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

Vice-Chairperson Kaprow asked, "Are there any changes to the agenda?"

Captain Matthew Tracht, Support Services Bureau, Police Department responded, "Item 501 came into compliance so that should have been redacted from your agenda."

*Assistant to the City Clerk Christian Gowan swore in those who would be providing Testimony during tonight's Meeting, Captain Matt Tracht, Code Inspector Terri Guerra, and Respondent Mr. Nav Khalsa.*

## **AWARDS AND PRESENTATIONS**

**100. Not Used**

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## **CONSENT AGENDA**

### **200. Minutes From The October 22, 2019 Code Enforcement Board Regular Meeting**

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Vice-Chairperson Kaprow asked if anyone had a chance to review the Minutes from the previous meeting.

**"I WOULD LIKE TO MAKE A MOTION TO APPROVE THE MINUTES."  
MOTION BY BOARD MEMBER BURNS. SECONDED BY BOARD  
MEMBER GILTZ. DISCUSSION.**

**VOTE:**

**BOARD MEMBER BURNS: AYE**

**VICE-CHAIPERSON KAPROW: AYE**

**BOARD MEMBER ROBINSON: AYE**

**BOARD MEMBER GILTZ: AYE**

**MOTION CARRIED.**

### **PUBLIC HEARINGS AGENDA – CONTINUED CASES**

**300. Not Used**

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### **PUBLIC HEARINGS AGENDA – REPEAT CASES**

**400. Not Used**

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### **PUBLIC HEARINGS AGENDA – NEW CASES**

**500. Code Enforcement Division – Police Department**

**CASE # 2019CE002029**

**David A. Gabbai Irrevocable Family Trust**

**214 Wade Street**

**Winter Springs, Florida 32708**

**IPMC 304.7 Roofs And Drainage**

**Inspector: Captain Matt Tracht**

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*Note: The Respondent was not present.*

Captain Tracht introduced the case and testified, "On August 5, 2019 on patrol I observed the weathered blue tarps; this is another one of the roofs with the blue tarps issue. IPMC states it shall be sound, tight, and not have any defects that admit rain. Notice of Code Violation was mailed with the correction date of October 4, 2019, which was sixty (60) days mailed certified return receipt."

Photographs shown from "Related Case Information"

Continuing, Captain Tracht testified, "The Notice of Code Violation letter was mailed to both the Wade Street address and the Country Club in Winter Park address. Both were returned sender unclaimed. It was set for Code Board, that letter was mailed as well, posted at the residency and at City Hall per state statute. The Winter Springs letter was returned sender unclaimed. The Winter Park, as of October 31, 2019, notice was left by the United States Post Office as no authorized recipient available. As of early this morning the violation still exists."

Additional photographs were shown from "Related Case Information."

Captain Tracht then stated, "I recommend the owner be held in violation of IPMC 304.7 and be given until January 12, 2020 to come in to compliance. If not, a fine of two hundred and fifty dollars (\$250.00) per day be applied."

**"I MOVE TO FIND THE RESPONDENT IN VIOLATION OF THE CITY CODE AND ORDER THAT RESPONDENT BE GIVEN UNTIL JANUARY 12, 2020 TO CORRECT THE VIOLATION. IN THE EVENT THE RESPONDENT FAILS TO COMPLY BY THIS DATE A FINE IN THE AMOUNT OF TWO HUNDRED AND FIFTY DOLLARS (\$250.00) SHALL BE IMPOSED FOR EACH DAY THE VIOLATION CONTINUES THEREAFTER." MOTION BY BOARD MEMBER ROBINSON. SEONDED BY BOARD MEMBER GILTZ. DISCUSSION.**

**VOTE:**

**VICE CHAIRPERSON KAPROW: AYE**

**BOARD MEMBER GILTZ: AYE**

**BOARD MEMBER ROBINSON: AYE**

**BOARD MEMBER BURNS: AYE**

**MOTION CARRIED.**

**501. Code Enforcement Division – Police Department**  
**CASE # 2019CE002418**  
**Edward And Kimberly Layton**  
**223 Mockingbird Lane**  
**Winter Springs, Florida 32708**  
**WS City Ord. 20-439 Parking Areas On Residential Lots**  
**WS City Ord. 20-433 Disabled Vehicles**  
**Inspector: Code Officer Terri Guerra**

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This item was not discussed.

**502. Code Enforcement Division – Police Department**  
**CASE # 2019CE002565**  
**James E. Lawrence – Trustee**  
**111 Lori Anne Lane**  
**Winter Springs, Florida 32708**  
**IPMC 304.6 Exterior Walls**  
**Inspector: Code Officer Terri Guerra**

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*Note: Respondent was present.*

Code Officer Terri Guerra, Code Enforcement, Police Department introduced the case and testified, "On October 2, 2019 I observed the wood on the gable area of the building rotting. On October 2, 2019, I mailed the Notice of Code Violation to the owner of the property. October 5, 2019 the notice was signed for. On November 5, 2019 I sent certified and first-class letter to the owner regarding the Code Board Hearing, I also posted the Code Board Notice at City Hall and the property. November 6, 2019 Eve Rivera signed for the Code Board notice. There has been no contact from the owner at this time, until tonight."

Photographs shown from "Related Case Information."

Continuing, Code Officer Guerra stated, "My recommendation is that the owner of the property be given until January 2, 2020 to correct the violation. If not corrected, an amount of fifty dollars (\$50.00) per day be fined and imposed on the owner until the violation is corrected."

*Mr. Nav Khalsa, 1809 East Broadway Street, Oviedo, Florida* testified, "Just wanted an extension. We wanted to put in an extension for this but – somebody dropped the ball at the office. We meant to ask for an

extension... probably another month. Because when we initially got the notice, we actually had hired someone to do the work but they never showed. They kept delaying and delaying and it is to the point where they are not doing it. We are in the process of finding someone else right now."

Vice-Chairperson Kaprow asked, "Are you saying that if this Board were to give you until February – some date in mid-February, that would give you sufficient time? What date in February would you like?"

Mr. Khalsa responded, "[February] 15<sup>th</sup> should be alright I would think."

Brief discussion followed and Vice-Chairperson Kaprow asked for a motion.

**"I MOVE TO FIND THE RESPONDENT IN VIOLATION OF THE CITY CODE AND ORDER THAT THE RESPONDENT BE GIVEN UNTIL FEBRUARY 15, 2020 TO CORRECT THE VIOLATION. IN THE EVENT THE RESPONDENT FAILS TO COMPLY BY THIS DATE, A FINE IN THE AMOUNT OF FIFTY DOLLARS (\$50.00) SHALL BE IMPOSED FOR EACH DAY THE VIOLATION CONTINUES THEREAFTER."**

**MOTION BY BOARD MEMBER GILTZ. SECONDED BY BOARD MEMBER BURNS. DISCUSSION.**

**VOTE:**

**BOARD MEMBER ROBINSON: AYE  
BOARD MEMBER BURNS: AYE  
VICE CHAIRPERSON KAPROW: AYE  
BOARD MEMBER GILTZ: AYE  
MOTION CARRIED.**

**PUBLIC HEARINGS AGENDA – NON-COMPLIANCE CASES**  
**600. Not Used**

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**REGULAR AGENDA – PART II**

**700. Not Used**

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## **ADJOURNMENT**

Vice-Chairperson Maurice Kaprow adjourned the Regular Meeting at 5:43 p.m.

*RESPECTFULLY SUBMITTED:*

A handwritten signature in blue ink, appearing to read "Christian Gowan", is written over a horizontal line.

CHRISTIAN GOWAN  
ASSISTANT TO THE CITY CLERK

NOTE: These Minutes were approved at the February 25, 2020 Code Enforcement Board Regular Meeting.