



Code Compliance Board Meeting Minutes

June 1, 2023 at 3:00 p.m.

City Hall, Commission Chambers
401 S. Park Avenue | Winter Park, Florida

1) Call to Order

Chairman Paul Mandelkern called the meeting to order at 3:02 p.m.

a. Roll Call

Present: Paul Mandelkern, Douglas Bond, Wayne Johnson, Steve Heller.

Absent: Todd Boyer, John Schmalz, Larry (Chris) Tabor.

Staff Present: Safety & Code Compliance Manager Susanne Porras; Director of Building & Permitting Services Gary Hiatt; Ashley Ong, Assistant Building Official, Giffin Chumley from Fishback Dominick Law Firm; Board Secretary Susan Pruchnicki

- b. Chairman Mandelkern welcomed new Board Member Steve Heller
- c. Statement of Purpose was waived as unnecessary for this meeting
- d. Chairman Mandelkern recognized Susanne Porras for the department not having cases come before the Board in recent months

2) Consent Agenda

- a. Approve the minutes of regular meeting, March 02, 2023

Motion made by Douglas Bond to approve the minutes as drafted and presented; seconded by Wayne Johnson.

Chairman Mandelkern suggested the following revision:

- Edit the last sentence of the public comment made by Robert Halback regarding 1160 Howell Branch Road (page three): change "weather" to "whether"
- Correct the name of the respondent, should be "Developer", not "Develop"

Board Member Wayne Johnson requested the following revision:

- His first name be corrected from "Dwayne" to "Wayne" throughout the minutes.

Douglas Bond and Wayne Johnson agreed to incorporate the revisions stated above. Motion passes unanimously with a 4-0 vote.

4) Public Comments (for items not on the agenda):

There were no public comments

5) Public Hearings

There were no public hearings

6) Non-Action Items

There were no non-action items

7) Staff Updates

There were no staff updates

8) Board Attorney Report

CCB#18-870 1260 Whitesell Drive, Winter Park, FL 32789

The Board ordered the demolition of the structure due to hazardous conditions. The structure was demolished and the land cleared by the City of Winter Park. Susanne Porras noted the cost of demolition was approximately \$12,000, plus daily fines. The property owner was billed; a lien will be placed against the property if not paid. Should the owner sell the property the lien must be satisfied by the purchaser.

CCB#21-1430 2212 Azalea Place, Winter Park, FL 32789

Still awaiting response from the Circuit Court.

CCB#19-1411 1400 South Denning Drive, Winter Park, FL 32789

Still awaiting a response from the Circuit Court.

9) Board Comments

There were no board comments.

10) Upcoming Agenda Items

Election of new Chair and Co-Chair for the New Code Enforcement Board. Paul Mandelkern noted that he does not wish to serve as the Chair for another term.

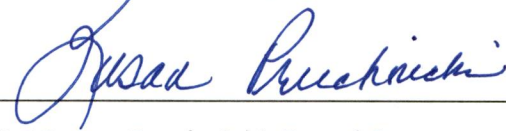
11) Adjournment

Wayne Johnson made a motion to adjourn the meeting at 3:23 p.m.; seconded by Douglas Bond. Motion carried unanimously with a 4-0 vote.

Next meeting is scheduled for July 6, 2023.

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Minutes approved by the Board on July 6, 2023.



/s/ Susan Pruchnicki, Board Secretary