

Minutes of Meeting of POWS (People of Wekiwa Springs)

Date: 1/14/2025

Location: Wekiwa Springs Baptist Church, 584 N Wekiwa Springs Rd, Apopka FL 32712

Premeeting with Officers: 6:30pm

Discussion of Upcoming Events

- District 2 is now instituting a new COY for commercial for 2025 – POWS has not committed to doing it
- Look at Wekiva Riverwalk for Easter/Spring Event and pick a date
- No Funds for Easter or any other event at this moment
- Starting a new fundraising event for matching funds and selling POWS stickers
- Neighborhood library boxes discussed as art project for 2025

Time 7:00pm

Pledge and Prayer: Debby Stevens

Presentation: Jason Reynolds, Orange County Manager for Neighborhood Services Division spoke on services and grants available to neighborhoods as well as how to effectively use 311.

Minutes: Sue Henesy

President's Remarks:

- Start of Matching Fund Fundraiser (funds matched by a local business up to \$1,500)
- Selling POWS Supporter Stickers

Committee Reports:

- No Financial report because we are converting to Quicken
- Work Day for January: 1/18/24 8am. Fix Welcome to Wekiwa Springs Sign

Meeting Adjournment: 8:15pm



People of Wekiva Springs Community Meeting

Neighborhood Services Division
Engaging and Strengthening Neighborhoods

January 14, 2025



Motto

- The Neighborhood Services Division **engages** and **strengthens neighborhoods** through neighborhood planning, outreach, consumer protection, neighborhood improvement grants, and gaining compliance with County codes and ordinances
 - Ambassador
 - Provide resources
 - Problem solve
 - Public engagement





Code Compliance Section

- **Ensures** the **health** and **safety** of communities through compliance with applicable zoning codes and regulations
- **Role of a Code Inspector**
 - Investigate potential code violations, issue violation notices, prepare and present cases at hearings, and follow-up inspections to ensure compliance
- **Compliance**
 - Engagement
 - Education
 - Enforcement





Code Compliance Section

- **Initiating the code compliance process**
 - Staff monitors an area
 - Reporting a code violation to 311
 - Describe the situation, provide an address, and specify time
 - Tracking number
 - Leave contact info for staff to call you
 - No anonymous complaints





Code Compliance Section

- **The code compliance process**
 - Staff conducts an inspection and determines there is a violation
 - A violation notice is sent to the address of record
 - Details about the violation
 - Requirements for compliance
 - Compliance window (due process)
 - Contact info for the appropriate staff
 - **Special Magistrate/Code Enforcement Board**
 - Adjudicates the violation
 - Gives time to comply before fines accrue
 - Lien is placed on the property
 - Foreclosure authorization hearing



Code Compliance Section

▪ Misunderstandings

- Ugly is a code violation
- Once a violation is reported, the problem will be solved
- The County can “fix” all violations
- Code Inspectors have law enforcement powers

▪ Not a code violation

- Neighbor’s tree/bushes in your yard
- Cars parked on the lawn
- Several cars parked at a home





Code Compliance Section

▪ Short-Term Rentals

- Short-term rental- the length of stay under the rental or lease arrangement is 179 days or less
 - Allowed in commercially zoned property
- Transient rental- renting or leasing a single-family dwelling for less than 30 days
 - Allowed in Residential 3 zoned property
- Investigating complaints





Code Compliance Section

▪ Dual Rear Wheel Vehicles

– Dual rear wheel vehicles (motor truck, trailer, semi-trailer or tractor/trailer combination) are not permitted in residential areas

- Parked on private property

▪ Construction

– Approval from the Zoning Division and a permit from the Building Safety Division are required for a building or structure to be erected, altered, or enlarged





Code Compliance Section

- **Abandoned or Disabled Vehicles**
 - Parking an abandoned or disabled vehicle at a residential property is not permitted unless it is parked inside an enclosed garage or parked completely under a carport and covered with an auto cover
 - An abandoned or disabled vehicle is dismantled, wrecked, having flat tires, no license plate, expired registration, or landscaping growing under the car





Code Compliance Section

▪ Recreational Vehicles and Boats

- Unoccupied recreational vehicles (RV) may be stored in most residential districts, after the owner obtains a permit from the Zoning Division
- A permit from the Zoning Division is required to store boats longer than 24 feet in a residential district
 - Boats less than 24 feet may be parked in the front yard of on an approved surface and do not require a permit
 - All boats must be registered to the owner or lessee of the property





Code Compliance Section

- **Orange County has a Nuisance Code for property maintenance violations**
 - High grass/weeds, trash/junk/debris, and inoperative vehicles
- **The County has authority to address these code violations**
 - With due process, the violation can be abated in 4 to 6 weeks





Code Compliance Section

- **High grass/weeds (taller than 18 inches) and trash/junk/debris**
 - Due process
 - Cut the grass and/or clean the property
 - Property owner is responsible for the cost
 - If there is nonpayment, a special assessment lien is placed on the property to recoup the cost
- **Inoperative vehicles**
 - Provide notice to the property owner (due process)
 - Tow inoperative vehicles
 - Vehicle owner is responsible for towing costs





Common Issues Handled by Other Agencies

▪ Noise

- From a home or business with alcohol- Orange County Sheriff's Office
- From a business without alcohol- OC Environmental Protection Division

▪ Activities in the street (right-of-way)

- Cars/trucks- Orange County Sheriff's Office
- Dumping/trash- OC Roads and Drainage Division or OC Solid Waste Division

▪ People on a property/homeless camps

- Orange County Sheriff's Office and Hope Team





Common Issues Handled by Other Agencies

- **Timeshares**
 - FL Dept. of Business and Professional Regulation
- **Fill dirt brought to a property**
 - OC Development Engineering Division
- **Cutting down trees**
 - OC Zoning Division or
OC Development Engineering Division
- **Landlord/tenant issues**
 - OC Office of Tenant Services





Community Development and Outreach Section

- **Community Conference**
 - A day for residents to learn more about Orange County services, attend workshops about how to strengthen their neighborhoods, and share ideas
 - Awards luncheon, exhibitors, networking, etc.
- **Saturday, November 2025**
 - www.ocfl.net/CommunityConference



25TH ANNUAL COMMUNITY CONFERENCE
Orange County Government

Engaging & Strengthening Neighborhoods

Scan to register

2023 Orange County Community Conference
October 14, 2023
Renaissance Senior Center
3800 S. Eonlockhatchee Trail, Orlando, FL 32829

ORANGE COUNTY GOVERNMENT
FLORIDA

Orange County Government
Neighborhood Services Division
"Engaging and Strengthening Neighborhoods"

ocfl.net/communityconference



Community Development and Outreach

▪ Citizen Planner Academy

- Series of classes designed to educate the public regarding planning for a sustainable community, the land development process, and special topics within the planning field

▪ Community Connections

- Designed to inform, connect, and involve citizens with a variety of topics to help make them effective neighborhood leaders





Community Development and Outreach

▪ Community Clean Up Program

- Assists residents in removing excessive trash, junk, and other waste material from common areas
- Staff liaison works with a committee of residents
- County provides resources

▪ Neighborhood Clean Up Program

- Provides the residents with supplies to clean their neighborhood
- Gloves, trash bags, etc.





Community Development and Outreach

- **Neighborhood Beautification Grant**
 - Provides up to \$15,000 for neighborhood organizations to make physical improvements to communities
 - 50% match required for mandatory associations
 - No match required for voluntary associations
 - Signs, entranceway lighting, neighborhood playgrounds, pressure washing and painting neighborhood walls, and structural wall repairs
 - Walls must be along major road





Consumer Protection Office

- Educates residents about how to recognize fraud, and guarding against becoming a victim
- Conciliates consumer disputes to find a resolution
- Refers complaints to the appropriate entity
- Common complaints
 - Car repairs/sales, home improvements/repairs/sales, household movers/storage, internet/e-commerce sales, retail transactions, towing complaints, and unlicensed contractors
- www.ocfl.net/ConsumerProtection
- Report complaints to 311





Contacts

▪ Contact 311

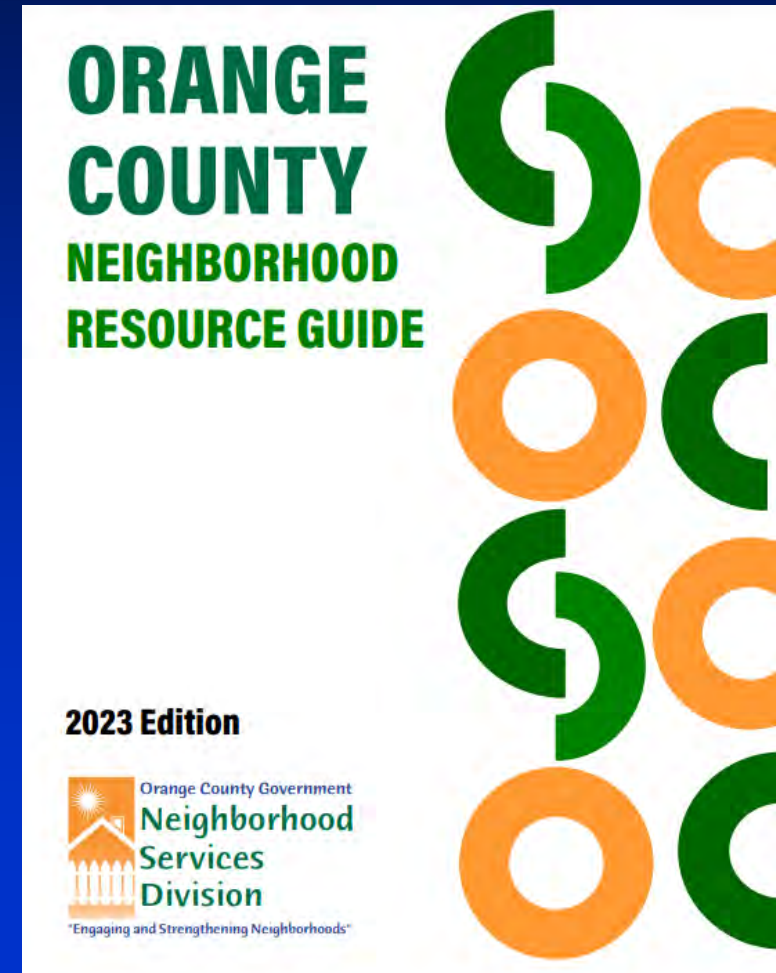
- Report a code violation
 - Environmental Protection Division
 - Development Engineering Division
 - Zoning Division
 - Office of Tenant Services
 - Roads and Drainage Division
 - Solid Waste Division
 - Consumer Protection
- Orange County Sheriff's Office- 911 or (407) 836-4357
- Hope Team- (407) 757-2914





Contacts

- Workshops and community clean ups- Alina Rivera:
(407) 836-4241
- Grants- Seina Gilman: (407) 836-4212
- OCNeighborhoods@ocfl.net
–Division newsletter



A large, semi-transparent blue graphic of an orange with several leaves is centered in the background. The orange is detailed with a grid of small dots representing its texture. The leaves are layered around the orange, some overlapping it.

People of Wekiva Springs Community Meeting

Neighborhood Services Division
Engaging and Strengthening Neighborhoods

January 14, 2025