



CODE ENFORCEMENT BOARD
REGULAR MEETING MINUTES
JANUARY 6, 2026

1. CALL TO ORDER

Chairman Vasquez called the meeting of the Code Enforcement Board to order at 6:15 p.m. in the City Hall Commission Chambers. A moment of silence was followed by the Pledge of Allegiance.

Quorum was declared present.

Present: Chairman Marvin E. Vasquez, Vice-Chairman Bruce Woloshin and Board Members: Linette Coleman, Greg Liskey, Daniel Welsh, Eddie Young.

Absent: Nick Farrel (excused).

Staff Present: City Attorney Michael Tempkins, Board Attorney Jacob Schumer, Code Enforcement Officer Lance Paraszewski; Sergeant James Avila and Lieutenant April Durias; and Recording Secretary Scott Allen.

2. CONSENT AGENDA

A. SWEARING IN OF PARTIES TO TESTIFY

CEB Recording Secretary Allen swore in Code Enforcement Officer Paraszewski and Sergeant James Avila who will be presenting testimony.

B. APPROVAL OF MINUTES

MOTION: Board Member Coleman moved to approve the December 2, 2025 meeting minutes. Seconded by Chairman Vasquez and carried unanimously 6 - 0.

3. HEARINGS ON STATEMENT OF VIOLATIONS PURSUANT TO NOTICES OF HEARINGS

A. OLD BUSINESS

1) CASE# #E24-580 – 248 W Lafayette St, Winter Garden FL

Code Compliance Inspector Lance Paraszewski

Sec. 18-91	Required
Sec. 18-91.5	Work Starting Before Permit Issuance
Sec. 18-160	Vacant Buildings
Sec. 118.206	Unsafe Buildings or Structures
Sec. 38-94	Accumulation of Trash, Junk and Debris
Sec. 38-95	Excessive Growth of Grass, Weeds, and Brush

FINDINGS OF FACTS AND CLUCLUSIONS OF LAW IN CASE E24-580

Code Compliance Officer Lance Paraszewski explained to the board that he forgot to mention at the December meeting that these violations with the property have been going on since 2024 and

that nothing has been done to bring the property into compliance since that time. He requested the board find the owner of the property in violation.

Questions and Discussion

Chairman Vasquez reminded the board that at the last meeting the owner was given 30 days to work towards compliance and nothing has happened.

MOTION: Based upon the Findings of Fact and evidence presented, Board Member Liskey moved to find Case #E24-580 in violation as per the code enforcement officer's recommendations. Seconded by Board Member Welsh and board will discuss fines during the February 3, 2026 Code Enforcement meeting. Motion carried unanimously 6-0.

2) CASE #E25-580 – 12105 W Colonial Dr, Winter Garden FL

Code Compliance Inspector Lance Paraszewski

- | | |
|--------------------|--|
| Sec. 38-94 | Accumulations of trash, junk, debris. |
| Sec. 38-95 | Excessive growth of grass, weeds, and brush. |
| Sec. 118-11 | Camping |

FINDINGS OF FACT AND CONCLUSION OF LAW IN CASE E25-580

Code Compliance Inspector Lance Paraszewski spoke on behalf of Code Enforcement Supervisor Chris Gonzalez. Code Compliance Inspector Paraszewski stated that the owner of the property had corrected all violations and requested the case against the property owner be closed.

Questions and Discussion

No questions or discussions to note.

MOTION: Based upon the Findings of Fact and evidence presented, Board Member Coleman moved to find Case #E25-580 in compliance and recommended the case be closed. Seconded by Vice-Chair Woloshin and carried unanimously 6 – 0.

B. New Business

1) CASE #E25-590 – 146 E Cypress St, Winter Garden FL

Code Compliance Inspector Lance Paraszewski

- | | |
|---------------------|------------------------------|
| Sec. 118-11 | Camping |
| Sec. 118-395 | Prohibited Use of Structures |

FINDINGS OF FACT AND CONCLUSION OF LAW IN CASE E25-590

Code Compliance Inspector Lance Paraszewski spoke on behalf of Code Enforcement Supervisor Chris Gonzalez. Code Compliance Inspector Paraszewski stated that the property is in compliance and no longer wants to proceed with this case.

Questions and Discussion

