



CODE ENFORCEMENT BOARD
REGULAR MEETING MINUTES
APRIL 7, 2026

1. CALL TO ORDER

Vice-Chairman Woloshin 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: Vice-Chairman Bruce Woloshin and Board Members: Linette Coleman, Nick Farrell, Greg Liskey, Daniel Welsh, Christopher Wyszynski.

Absent: Chairman Marvin E. Vasquez (excused).

Staff Present: City Attorney Michael Tempkins, Board Attorney Jacob Schumer, Code Enforcement Officer Chris Gonzalez, Sergeant James Avila and Recording Secretary Scott Allen.

2. CONSENT AGENDA

A. SWEARING IN OF PARTIES TO TESTIFY

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

B. APPROVAL OF MINUTES

MOTION: Board Member Liskey moved to approve the March 3, 2026 meeting minutes. Seconded by Board Member Coleman and carried unanimously 6 - 0.

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

1. OLD BUSINESS

A) CASE# #E25-748 – 408 S woodland St, Winter Garden FL

Code Compliance Officer Christopher Gonzalez

Sec. 38-94

Accumulation of Trash, Junk and Debris

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

Code Compliance Officer Christopher Gonzalez explained that the property has made significant progress on fixing the violations and request that the board finds the property in compliance and close the case.

Questions and Discussion

There were no questions or discussion.

MOTION: Based upon the Findings of Fact and evidence presented, Board Member Welsh moved to find Case #E25-748 in compliance as per the code enforcement officer's recommendations and to close the case. Seconded by Board Member Liskey. Motion carried unanimously 6-0.

2. New Business

A. CASE #E26-941 – 146 E Cypress St, Winter Garden FL

Code Compliance Officer Christopher Gonzalez

Sec. 118-11

Camping

Sec. 118-395

Prohibited Use of Structures

FINDINGS OF FACT AND CONCLUSION OF LAW IN CASE E26-941

Code Compliance Officer Christopher Gonzalez stated that this property was previously under violation for the same ordinances (**E25-590**) and that after gaining compliance, has now allowed individuals to camp and build temporary shelters on the property. The City would like to request the board to find the property in violation and fine the property owner at \$250 per day.

Questions and Discussion

Board Member Coleman asked if this property had been cited before for the same thing. Code Officer Gonzalez confirmed that the board found the property in violation in January of 2026. At this time the property owner, Travis Wise, requested to speak. Mr. Wise was sworn in by Secretary Allen before speaking with the board.

Mr. Wise Stated that he was not aware that the transient had returned and that it was not until he received notice that he became aware that the property had these issues. Wise explained that he has cleaned up the property, removed the illegal shelters, and has asked for police assistance to keep an eye on the property. He further explained that if Code Officer Gonzalez went by the residence in the morning, he would see that these tasks have been completed.

Board Member Welsh asked if the City had been informed of the steps he has taken to address the violations. Mr. Wise explained that he did not reach out since the document told him to attend this meeting.

Board Member Liskey asked the property owner if he lived in the area and why he did not know that these issues were going on at the property. Mr. Wise explained that the tent had been built on the back corner of his property and that it was not normal for him to go back to that area. He added that he had not seen any transient activity when he was around the residence and stated that he would pay more attention to the property in the future.

Code Officer Gonzalez stated that he went by the property today and that the shelter was still up, and he did see activity on the property, but it may have been the owner cleaning up.

MOTION: Based upon the Findings of Fact and evidence presented, Board Member Welsh moved to postpone any findings in case #E26-941 until the board meets on May 5, 2026. Seconded by Vice- Chairman Woloshin. Motion carried unanimously 6-0.

B. CASE #E26-882 – 119 Charlotte St, Winter Garden FL

Code Compliance Officer Christopher Gonzalez

Sec. 38-94	Accumulation of Trash, Junk, and Debris
Sec. 118-11	Camping
Sec. 118-395	Prohibited Use of Structures

FINDINGS OF FACT AND CONCLUSION OF LAW IN CASE E26-882

Code Compliance Officer Christopher Gonzalez stated that a search warrant was conducted on this property a few months back and after seeing several code violations, they contacted Code Enforcement. Upon responding, Code Officer Gonzalez noticed a large accumulation of debris, several makeshift shelters, and conditions that constitute a health hazard. After issuing a notice, the property owner contacted Code Officer Gonzalez and explained they were in the process of evicting the people on the property. Code Officer Gonzalez believes that the problem will be rectified but would still like the board to find the property in violation. With the understanding this process may take time, the city would be willing to grant extensions to get the property up to code if needed.

Questions and Discussion

Board Member Coleman asked if the property owner has already started the eviction process. Code Officer Gonzalez explained that they had, and he has several emails from the property owner showing the process but wants to stay on the property owner to keep them motivated to rectify the issues.

MOTION: Based upon the Findings of Fact and evidence presented, Board Member Coleman moved to find the property in violation in case #E26-882. Board Member Nick Farrell seconded the motion. Motion carried unanimously 6-0.

C. CASE #E26-898 – 1160 E Bay St, Winter Garden FL

Code Compliance Officer Christopher Gonzalez

Sec. 38-94	Accumulation of Trash, Junk, and Debris
Sec. 118-475	Prohibited Use and Structures
Sec. 118-1127	Disabled Motor Vehicles

FINDINGS OF FACT AND CONCLUSION OF LAW IN CASE E26-898

Code Compliance Officer Christopher Gonzalez stated that this property has had ongoing issues with the same violations dating back to 2020. After multiple attempts to get the property to be in and stay in compliance, the owner allows it to continuously get out of compliance. The property has been found in violation in the past and fines were placed on the property. In order to close on the property Mr. Bruce had to stop all auto repair, clean up the property, and pay the fines. Shortly after acquiring the property Mr. Bruce started to make the same violations again. As of today, the property does not have any debris or inoperable vehicles, but the property is a revolving door, and the violations will occur again. Based on the history of the property, the City would like the board to impose fines for future violation at a fee of \$250 per day.

Questions and Discussion

Vice-Chairman Woloshin inquired if there were any violations as of today. Code Officer Gonzalez confirmed the property is in compliance today, but based on the history of the property would like the board to consider the fines to help with future enforcement. He further explained that if the board cannot place the fines, then we can revisit the issue next month when the property is out of compliance.

Board Member Welsh wanted to confirm that although the property was in compliance today, that they were not in compliance in recent dates. Code Officer Gonzalez confirmed that the property is in compliance today, but it is due to getting letters of violations in the mail and that it is just a matter of time before the property is back in violation.

Attorney Schumer confirmed that the property had been fined before for being in violation. Code Officer Gonzalez confirmed they had been and that they were only in compliance for a few months. Attorney Schumer confirmed that if the property had been fined for violations in the past, they could be considered for repeat violations and fined.

Board Member Coleman asked if there was confirmation that the property was out of Mildred Dixon's name and in the new owner's name. It was confirmed that it is under the new owner's name, Andrew Bruce. Board Member Coleman wanted to confirm since the property owed thousands of dollars to the city before. Code Officer Gonzalez confirmed that the fines were at \$16,300 before.

Board Member Liskey asked to confirm that the property has been in and out of compliance since 2020, and Code Officer Gonzalez confirmed.

Board Member Welsh stated that from looking at the images there were vehicles being worked on and trash around the property and that it was unfair to the neighbors. However, if they are in compliance today, he would be uncomfortable saying that they are out of compliance.

Attorney Schumer explained that if they are repeat violators, they can be in compliance but be fined for being out of compliance for a number of days. That is why the City will ask for a finding of violation in order to be able to fine the property when they go out of compliance.

Vice-Chairman Woloshin asked if we need to define the dates that the property owner was out of compliance.

Code Officer Gonzalez explained the case was opened on March 24th and the property became in compliance on April 6th.

Board Member Farrell asked if a motion is made to fine the property owner, what is the property owners' recourse. Attorney Schumer explained that the property owner can always appeal in Circuit Court. The board would just need to determine the dates of violation and add up the fines.

Board Member Welsh stated that he understands this is an ongoing issue, but wanted to know if there were any other mechanisms in place to incentivize them to comply. Code Officer Gonzalez stated that we could find them in violation and not add up the past fines to let them know that future violations will be fined.

Attorney Schumer asked if the property was a homestead property. Code Officer Gonzalez advised he would need to look and inquired what the City could do if the property keeps accumulating fines. Attorney Schumer explained that if it is not a homesteaded property, then the City could foreclose on those fines, however the City may need to bring up a lawsuit to enforce it.

Board Member Welsh mentioned again that this has been going on for a while and he would assume the neighbors are fed up. Code Officer Gonzalez confirmed the City receives many complaints about the property.

Board Member Coleman asked if the recommendation was to find the property in violation and to establish the past fines. Code Officer Gonzalez requested that the board find the property in violation and to meet again at the next board meeting in reference to the fines.

Attorney Schumer wanted to make it clear that we are looking to find them in violation from March 24th through April 6th, and to table the issue of the fine for the May 5th meeting. Gonzalez confirmed this statement.

MOTION: Based upon the Findings of Fact and evidence presented, Board Member Coleman moved to find the property in violation in case #E26-898 and revisit the fines for violation from March 24 through April 6th. Board Member Nick Farrell seconded the motion. Motion carried unanimously 6-0.

D. CASE #E25-143 – 748 E Bay St, Winter Garden FL

Code Compliance Officer Christopher Gonzalez

Sec. 18-159	Public Nuisances
Sec. 38-94	Accumulation of Trash, Junk, and Debris
Sec. 118-11	Camping
Sec. 118-515	Prohibited Use and Structures

FINDINGS OF FACT AND CONCLUSION OF LAW IN CASE E25-143

Code Compliance Officer Christopher Gonzalez stated that this property has been of great concern. Multiple people living in the backyard and have accumulated trash, junk, and debris. The inside of the residence is missing flooring and should be considered unlivable. Evonie Harris from the police department's Community Outreach has taken steps to assist the subjects living on the property with no success. Last year a family member of the deceased property owner reached out to advise that he was trying to get the proper in his name. There has been no progress. Goal is to keep people safe and off the property, get the building department involved and deem the residence unsafe. Would like to find the property in violation.

Questions and Discussion

Board Member Coleman asked if there were any occupants in the building. Code Officer Gonzalez stated there were individuals living on the porch, but the house is boarded up. The rest of the transients live in tents in the backyard.

Board Member Welsh asked if the city was still in contact with the property owner. Gonzalez stated that we have attempted to make contact with no success.

Board Member Coleman asked to confirm the property owner was deceased. Code Officer Gonzalez confirmed the property owner was deceased and that he has tried to reach out the family member who was trying to get ownership.

Vice-Chairman Woloshin asked to confirm the property was in an estate. Code Officer Gonzalez confirmed it was.

Board Member Coleman asked who would be fined in this situation, the owner or the property. Code Officer Gonzalez confirmed it would be the property.

Attorney Schumer confirmed that anytime you issue a fine it is against the property.

Vice-Chairman Woloshin wanted to confirm we are just looking for a finding of fact at this point and not looking to fine the property. Code Officer Gonzalez confirmed just looking to place the property in violation.

MOTION: Based upon the Findings of Fact and evidence presented, Board Member Liskey moved to find the property in violation in case #E25-143. Board Member Coleman seconded the motion. Motion carried unanimously 6-0.

4. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:41 pm to the next meeting scheduled for May 5, 2026.

ATTEST:

APPROVED:

/s/
Recording Secretary, Scott Allen

/s/
Chairman, Marvin E. Vasquez