



CODE ENFORCEMENT BOARD

REGULAR MEETING MINUTES

MAY 5, 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 Vasquez, Vice-Chairman Bruce Woloshin and Board Members: Linette Coleman, Greg Liskey, Christopher Wyszynski.

Absent: Nick Farell, Daniel Welsh (Excused).

Staff Present: City Attorney Michael Tempkins, Board Attorney Jacob Schumer, Code Enforcement Officer Chris Gonzalez; Sergeant James Wilcox, Captain Anthony Dawkins 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 who will be presenting testimony.

B. APPROVAL OF MINUTES

MOTION: Board Member Liskey moved to approve the April 7, 2026 meeting minutes. Seconded by Board Member Coleman and carried unanimously 5 - 0.

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

A. OLD BUSINESS

1) CASE# #E26-941 – 146 Cypress St, Winter Garden FL

Code Compliance Officer Christopher Gonzalez

Sec. 118-11 Camping

Sec. 118-395 Prohibited Uses of Structures

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 Liskey moved to find Case #E26-941 in compliance as per the code enforcement officer's recommendations and to close the case. Seconded by Board Member Wyszynski. Motion carried unanimously 5-0.

2) CASE #E26-882 – 119 Charlotte St, Winter Garden FL

Code Compliance Officer Chris Gonzalez

Sec. 38-94	Accumulations of trash, junk, debris.
Sec. 118-11	Camping
Sec. 118-395	Prohibited Uses and Structures

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

Code Compliance Officer Chris Gonzalez stated that the owner of the property had removed the tenants and that there is no more trash being accumulated. There are no transients on the property and the property owner is making significant progress on cleaning up the property. They are not in compliance at this time, but they are making significant progress towards compliance and Officer Gonzalez would like to postpone further actions until the next meeting.

Questions and Discussion

No questions or discussions to note.

MOTION: Based upon the Findings of Fact and evidence presented, Chairman Vasquez moved to grant the City's request and postpone this case till the next meeting on June 2, 2026. Seconded by Vice-Chair Woloshin and carried unanimously 5 – 0.

3) CASE #E26-898 – 1160 E Bay St, Winter Garden FL

Code Compliance Officer Chris Gonzalez

Sec. 38-94	Accumulations of trash, junk, debris.
Sec. 118-475	Prohibited Uses and Structures
Sec. 118-1127	Disabled Motor Vehicles

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

Code Compliance Officer Chris Gonzalez reminded board members that this property was in compliance last month, but the case was left open to see if the property owner was to start working on vehicles in his yard again. There have been no violations again this month and he would like the board to find the property in compliance and close the case.

Questions and Discussion

No questions or discussions to note.

MOTION: Based upon the Findings of Fact and evidence presented, Board Member Liskey moved to find case E26-898 in compliance and to close the case. Seconded by Vice-Chair Woloshin and carried unanimously 5 – 0.

4) CASE #E25-143 – 748 E Bay St, Winter Garden FL

Code Compliance Officer Chris Gonzalez

Sec. 18-159	Public Nuisances
Sec. 38-94	Accumulations of trash, junk, debris.
Sec. 118-11	Camping
Sec. 118-515	Prohibited Uses and Structures

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

Code Compliance Officer Chris Gonzalez told the board that he has made several attempts to contact the property owner at this location with no responses from letters or messages left on the door. There has been activity at the property because someone has boarded up the windows, but no one has responded to any of the City's request. Officer Gonzalez stated that there is still transient activity and trash continues to accumulate. He would like to request that the board finds the property in violation and ask for a fine of \$100 per day for each of the four violations.

Questions and Discussion

Vice-Chairman Woloshin asked to confirm that Officer Gonzalez has not been able to contact anyone for the property. Officer Gonzalez confirmed that he has not been able to locate anyone, that letters have been sent, and that the property owner must be aware of the issues due to the letter being left at the property and it being removed within a few days. Additionally, the property has been boarded up since the notices have gone out, but no one has tried to contact the City.

Attorney Schumer asked if the requested fine was for \$250 total. Officer Gonzalez advised it was for \$100 per violation, per day, for a total of \$400 per day.

MOTION: Based upon the Findings of Fact and evidence presented, Board Member Coleman moved to find case E25-143 in violation for all 4 violations and to fine the property owner \$100 per violation per day, for a total of \$400 per day. Seconded by Chairman Vasquez and carried unanimously 5 – 0.

B. New Business

1) CASE #E25-628 – 527 Westpoint Garden Cir, Winter Garden FL

Code Compliance Officer Chris Gonzalez

Sec. 106-9	Maintenance
Sec. 118-1127	Disabled Motor Vehicles

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

Code Compliance Officer Gonzalez stated that the property is in compliance and no longer wants to proceed with this case. Based on this information there are no actions required by the board.

Questions and Discussion

No discussion needed.

MOTION: Case was closed by Code Compliance officer before being brought to the board.

2) CASE #E26-878 – 440 Sand Lime Rd, Winter Garden FL

Code Compliance Officer Chris Gonzalez

Sec. 118-1127 Disabled Motor Vehicles

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

Code Compliance Officer Gonzalez spoke on behalf of Code Compliance Officer Lance Paraszewski. Officer Gonzalez stated that the property is in compliance and no longer wants to proceed with this case. Based on this information there are no actions required by the board.

Questions and Discussion

No discussion needed.

MOTION: Case was closed by Code Compliance officer before being brought to the board.

4. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:24 pm to the next meeting scheduled for June 2, 2026.

ATTEST:

APPROVED:

/s/
Recording Secretary, Scott Allen

/s/
Chairman, Marvin E. Vasquez