



CODE ENFORCEMENT BOARD
REGULAR MEETING MINUTES
JULY 7, 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, Nick Farrell.

Absent: Christopher Wyszynski (excused).

Staff Present: City Attorney Michael Tempkins, Board Attorney Jacob Schumer, Code Enforcement Officer Lance Paraszewski, Assistant City Manager Stephen Pash, Public Services Director Richard Fasano; 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 who will be presenting testimony.

B. APPROVAL OF MINUTES

MOTION: Board Member Liskey moved to approve the May 5, 2026 and June 2, 2026 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) No Old Business

B. New Business

1) CASE #E25-594 – 691 E Bay St, Winter Garden FL

Code Compliance Inspector Lance Paraszewski

Sec. 118-208

Unsafe Buildings or Structures

Sec. 38.94

Accumulation of Trash, Junk, and Debris

FINDINGS OF FACT AND CONCLUSION OF LAW IN CASE E25-594

Code Compliance Inspector Paraszewski stated that the property was originally cited in October 2025, where the tenant has passed away. The owner has cleaned up the property, but the

property has an unsafe structure on the property, and the owner needs a demolition permit or a permit to rebuild the structure. Additionally, there is a boat on the property that is trash and needs to be removed as well.

Questions and Discussion

Chairman Vasquez asked if he has been in communication with the property owner and their intentions. Officer Paraszewski stated that he speaks with him often and that the owner is trying to get a demo permit, but the city would still like to find him in violation.

Board Member Welsh asked if the property is properly fence for safety. Officer Paraszewski advised that the property was properly fenced.

MOTION: Based upon the Findings of Fact and evidence presented, Board Member Coleman moved to find case E25-594 in violation. Seconded by Vice-Chairman Woloshin. The motion was split with 5 in favor and 1 opposed. Attorney Schumer asked if the case was going to be reheard. Officer Paraszewski stated that he would like to give the property owner 30 days to get in compliance. Attorney Schumer advised that there would need to be a second motion giving the property 30 days to get in compliance. Board Member Coleman made a motion to find the property in violation and to give them until the August 4, 2026, meeting to get in compliance. Seconded by Board Member Liskey and carried unanimously 6 - 0.

2) CASE #E26-1079 – 850 E Bay St, Winter Garden FL

Code Compliance Inspector Lance Paraszewski

Sec. 38.94	Accumulation of Trash, Junk, and Debris
Sec. 118.1127	Disabled Motor Vehicles
Sec. 118-515	Prohibited Uses and Structures
Sec. 118-208	Unsafe Buildings or Structures

FINDINGS OF FACT AND CONCLUSION OF LAW IN CASE E26-1079

Code Compliance Inspector Paraszewski stated that the main property where the individual lives is missing a front door, there are no windows on parts of the property. There is an abundance of trash, junk cars and boats on the property. Officer Paraszewski stated that he speaks with the property owner often and there has been no progress made. Officer Paraszewski stated he is hoping that finding the property in violation and giving him 30 days to comply will get some of the violations fixed. He would like the board to find the property in violation and give them 30 days to comply.

Questions and Discussion

There were no questions from the board.

MOTION: Based upon the Findings of Fact and evidence presented, Board Member Liskey moved to find case E26-1079 in violation and to give them until the August 4, 2026, meeting to get in compliance. Seconded by Board Member Dan Welsh and carried unanimously 6 - 0.

3) CASE #E26-1120 – 229 10th St, Winter Garden FL

Code Compliance Inspector Lance Paraszewski

FINDINGS OF FACT AND CONCLUSION OF LAW IN CASE E26-1120

Code Compliance Inspector Paraszewski stated that the property currently has an inoperable motor vehicle on the property and that it needs to be repaired or removed. He has spoken with the owner, the owner's wife, and the owner's brothers requesting the vehicle be repaired or removed. Would like the board to find the property in violation and give them 30 days to repair or remove the vehicle.

Questions and Discussion

Board Member Coleman asked if it was a single vehicle or multiple vehicles. Officer Paraszewski advised that it was just one vehicle.

MOTION: Based upon the Findings of Fact and evidence presented, Chairman Vasquez moved to find case E26-1120 in violation and to give them until the August 4, 2026, meeting to get in compliance. Seconded by Vice-Chairman Woloshin and carried unanimously 6 - 0.

4. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:25 pm to the next meeting scheduled for August 4, 2026.

ATTEST:**APPROVED:**/S/ _____

Recording Secretary, Scott Allen

/S/ _____

Chairman, Marvin E. Vasquez