



CODE ENFORCEMENT BOARD
REGULAR MEETING MINUTES
SEPTEMBER 2, 2025

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, Daniel Welsh and Eddie Young.

Absent: Marvin Vasquez (excused), Nick Farrell (excused), and Greg Liskey (unexcused).

Staff Present: Assistant City Attorney Hillary Griffith, Board Attorney Jacob Schumer, Winter Garden Police Department Lieutenant April Durias, Code Enforcement Supervisor Chris Gonzalez, Code Enforcement Inspectors Nathan Adams and Lance Paraszewski, and Recording Secretary Sergeant James Avila.

2. CONSENT AGENDA

A. SWEARING IN OF PARTIES TO TESTIFY

CEB Recording Secretary Avila swore in Code Enforcement Supervisor Gonzalez, Code Enforcement Officers Adams and Paraszewski, City Attorney Griffith, and a Stanton Estates resident who was not identified due to failure to sign the sign in sheet, however, he did not present any testimony.

B. APPROVAL OF MINUTES

MOTION: Vice-Chairman Woloshin moved to approve the August 5, 2025, meeting minutes. Seconded by Board Member Welsh and carried unanimously 4 - 0.

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

1. OLD BUSINESS

A. CASE # E25-344 – 1160 E Bay St

Code Compliance Supervisor Chris Gonzalez

Sec. 38-94

Accumulation of Trash, Junk and Debris.

Sec. 118-475 Prohibited Uses and Structures.

Sec. 118-1127 Disabled Motor Vehicles.

FINDINGS OF FACT AND CONCLUSIONS OF LAW IN CASE 25-344

Code Enforcement Supervisor Gonzalez stated disabled vehicles are still being worked on in the driveway of the residence, and that fines were previously paused at \$16,000 for the previous case at the home when the subject complied (Case E24-679). Code Enforcement Supervisor Gonzalez stated the subject has still not resolved the previous fines, has now started doing the unauthorized work again, and has blatantly ignored code enforcement's request to stop.

Questions and Discussion

Board member Welsh asked if reimposing fines would correct the problem and Code Enforcement Supervisor Gonzalez described the subject's lack of compliance, and that last time he was fined he did eventually comply. Board member Welsh asked if the property is consistent with the neighborhood, and Code Enforcement Supervisor Gonzalez said multiple complaints have been received for the disabled vehicles over the years. Attorney Schumer stated that if fines are imposed, they should begin the following day (September 3, 2025).

Motion: Based upon the Findings of Fact and evidence presented, Board Member Coleman moved to find Case E25-344 at the property of 1160 E Bay St. in violation and impose a fine of \$100.00 per violation per day (3 violations, \$300 total), until cured, in violation of sections 38-94, 118-475, and 118-1127. Seconded by Board Member Welsh and carried 4-0.

B. CASE # E25-261 – 228 Stanton Estates Cir

Code Compliance Inspector Nathan Adams

Sec. 106-9 Maintenance

Sec. 114-33 General Landscaping Requirements

FINDINGS OF FACT AND CONCLUSIONS OF LAW IN CASE E25-261

Code Enforcement Inspector Adams stated the property owner still has not fixed any of the irrigation issues or landscaping at the address of 228 Stanton Estates Circle. Code Enforcement Inspector Adams said he has not received any response from the homeowner. Code Enforcement Officer Adams requested that fines be established at \$250 per violation per day (2 violations, \$500 total per day).

Questions and Discussion

Board Member Coleman asked if the homeowner was still receiving fines from the previous case at this residence (case 25-088). Code Enforcement Inspector Adams advised that fines were still being accumulated in that case due to lack of compliance.

MOTION: Based upon the Findings of Fact and evidence presented, Vice Chairman Woloshin moved to find the address of 228 Stanton Estates Circle for Case E25-261 in violation of Sections 106-9 and 114-33 and impose a fine of \$250 per violation per day (2 violations, \$500 total), until cured. Seconded by Board Member Woloshin and carried unanimously 4-0.

2. NEW BUSINESS

A. CASE # E25-138 – 113 W Division St

Code Compliance Inspector Lance Paraszewski

Sec. 18-91 Required Building Permits.

Sec. 18-91.5 Work Starting Before Permit Issuance.

FINDINGS OF FACT AND CONCLUSIONS OF LAW IN CASE E25-138

Code Enforcement Inspector Paraszewski described the work that was done to the residence, which consisted of stucco refinishing to the exterior of the home without any permitting. Code Enforcement Inspector Paraszewski said the work has been completed and no permit was ever issued. Code Enforcement Inspector Paraszewski said he contacted the contractor who did the work, and initially applied for a permit, but he was fired by the owner and the permit was therefore never finished or issued. Code Enforcement Inspector Paraszewski said the owner has been mailed several letters and voicemails have been left to receive a permit for the finished work.

Questions and Discussion

Vice Chairman Woloshin asked Attorney Schumer how to deal with the case, since the homeowner lives out of state. Code Enforcement Inspector Paraszewski advised the letters have been sent to the proper out of state address and voicemails have been left for the owner.

MOTION: Based upon the Findings of Fact and evidence presented, board member Welsh moved to find the address of 113 W Division St for Case E25-138 in violation of Sections 18-91 and 18-91.5 and ordered for the homeowner to comply by October 6, 2025. Seconded by Vice Chairman Woloshin and carried unanimously 4-0.

A. COMMENTS OR DISCUSSION

No comments or discussion.

B. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:37 pm to the next meeting scheduled for October 7, 2025.

ATTEST:

APPROVED:

 /S/
Recording Secretary, Sgt. James Avila

 /S/
Vice-Chairman, Bruce Woloshin