



For More Information, Contact:

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CODE ENFORCEMENT BOARD AGENDA

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

OTHER ATTENDEES: City Manager Jon Williams, Planning Consultant Ed Williams, Assistant City Manager for Public Services Stephen Pash, Lieutenant April Durias, Sergeant James Avila, Code Enforcement Supervisor Chris Gonzalez, Code Enforcement Officers: Nate Adams and Lance Paraszewski, Building Official Skip Nemecek, Assistant City Attorney Benjamin Schafer, Board Attorney Jacob Schumer and Recording Secretary Tynetta Brown/ Captain Scott Allen.

Regular Meeting for **Tuesday, December 2, 2025 at 6:15 p.m.**
City Hall Commission Chambers
300 W. Plant Street, Winter Garden, Florida

1. **CALL TO ORDER**

Determination of Quorum, Moment of Silence and Pledge of Allegiance

2. **CONSENT AGENDA**

ALL MATTERS LISTED UNDER THE CONSENT AGENDA ARE CONSIDERED TO BE ROUTINE BY THE CODE ENFORCEMENT BOARD AND WILL BE ACTED UPON BY ONE MOTION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS DISCUSSION IS DESIRED BY A MEMBER OF THE BOARD, IN WHICH CASE THE CHAIRMAN WILL INSTRUCT THE BOARD CLERK TO REMOVE THE ITEM FROM THE CONSENT AGENDA AND SUCH ITEM WILL BE CONSIDERED SEPARATELY.

1. **Swearing in of parties to testify**
2. **Approve October 7, 2025 Meeting Minutes**

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

1. **NEW BUSINESS**

A. **CASE # E24-580 – 248 W Lafayette St**

Code Compliance Inspector Lance Paraszewski

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| 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 | Accumulations of Trash, Junk and Debris. |
| Sec. 38-95 | Excessive Growth of Grass Weeds and Brush. |

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PLEASE NOTE: IN ACCORDANCE WITH FLORIDA STATUTES 286.0105: ANY PERSON WHO DESIRES TO APPEAL ANY DECISION AT THIS MEETING WILL NEED A RECORD OF THE PROCEEDINGS AND FOR THIS PURPOSE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED, WHICH SUCH WRITTEN RECORD IS NOT PROVIDED BY THE CITY OF WINTER GARDEN.

PLEASE NOTE: IN ACCORDANCE WITH FLORIDA STATUTE 286.26: PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT CHRIS GONZALEZ, 300 WEST PLANT STREET, WINTER GARDEN, FL 34787, (407) 656.4111, EXT. 5468 - 48 HOURS IN ADVANCE OF THE MEETING.

B. CASE # E25-580 – 12105 W Colonial Dr

Code Compliance Supervisor Chris Gonzalez

Sec. 38-94 Accumulations of Trash, Junk and Debris.

Sec. 38-95 Excessive Growth of Grass Weeds and Brush.

Sec. 118-11 Camping.

C. CASE # E25-479 – 100 Windermere Rd

Code Compliance Supervisor Chris Gonzalez

Sec. 118-1402 Boundaries of the Commercial Corridor.

Sec. 118-1408 Special Exceptions.

D. CASE # 25-602 – 15254 Heron Hideaway Cir

Code Compliance Supervisor Chris Gonzalez

Sec 38-92 Purpose and Intent.

Sec. 38-94 Accumulations of Trash, Junk and Debris.

4. COMMENTS

- 5. ADJOURNMENT** - to a regular Code Enforcement Board meeting on **Tuesday, January 6, 2025** at 6:15 p.m. in City Hall Commission Chambers, 300 W. Plant Street, 1st floor.