



**CODE ENFORCEMENT BOARD
REGULAR MEETING MINUTES
DECEMBER 2, 2025**

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.

Absent: Nick Farrel (unexcused), Eddie Young (excused).

Staff Present: City Attorney Michael Tempkins, Board Attorney Jacob Schumer, Code Enforcement Supervisor Chris Gonzalez, Code Enforcement Officer Lance Paraszewski; Sergeant James Avila and Lieutenant April Durias; and Recording Secretary Tynetta Brown/ Scott Allen.

2. CONSENT AGENDA

A. SWEARING IN OF PARTIES TO TESTIFY

CEB Recording Secretary Brown swore in Code Enforcement Supervisor Gonzalez, Code Enforcement Officer Paraszewski, and Sergeant James Avila who will be presenting testimony.

B. APPROVAL OF MINUTES

MOTION: Board Member Welsh moved to approve the October 7, 2025 meeting minutes. Seconded by Board Member Liskey and carried unanimously 5 - 0.

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

A. OLD BUSINESS

No old business to discuss.

B. NEW BUSINESS

1) CASE# #E24-580 – 248 W Lafayette St, Winter Garden FL

Code Compliance Inspector Lance Paraszewski

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

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

Code Compliance Inspector Lance Paraszewski stated that the owner of the property has completed repairs to the property without obtaining a permit, as well as let the property become overrun with debris and overgrown vegetation. The work that was completed without a permit was roof repair from a tree that fell on the building and repaired by the former renters without obtaining a permit. Owner was contacted on November 12, 2025 and requested 30 days to obtain a permit for repair, but no actions have been made at this point. CEO Paraszewski feels the property should be demolished and rebuilt, but the owner feels that they can repair. The overgrown vegetation has been mowed and satisfied Section 38-95. Code Enforcement Officer Paraszewski requested the board find the owner of the property in violation of the remaining five code violations.

Questions and Discussion

No questions or discussions to note.

MOTION: Based upon the Findings of Fact and evidence presented, Board Member Liskey moved to give Case #E24-580 the requested 30 days to obtain a permit to address the other 5 violations and to hear the case again on January 6, 2026. Seconded by Board Member Welsh and carried unanimously 5-0.

2) CASE #E25-580 – 12105 W Colonial Dr, Winter Garden FL

Code Enforcement Supervisor Chris Gonzalez

Sec. 38-94 Accumulations of trash, junk, debris.

Sec. 38-95 Excessive growth of grass, weeds, and brush.

Sec. 118-11 Camping

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

Code Enforcement Supervisor Chris Gonzalez stated that the owner of the property located behind Baer's Furniture has complained about the vegetation at the back of the business being overgrown, overrun with debris from homeless, and homeless camps on Baer's property. Notice of violation was sent to the property owner on November 12th, 2025 to address the issues and Code Enforcement Supervisor Gonzalez also spoke with the store staff in person to discuss the violations, but he has received no response from the business and the property remains non-compliant. Code Enforcement Supervisor Gonzalez requested that the Board find the property owner in violation.

Questions and Discussion

Board Member Welsh wanted to know what options the business owner had to remove the homeless from the property. CES Gonzalez provided information on the police department being able to trespass the homeless occupants.

MOTION: Based upon the Findings of Fact and evidence presented, Board Member Welsh moved to find Case #E25-580 in violation and for them to correct violations on or before the next meeting on January 6, 2026. Seconded by Vice-Chair Bruce Woloshin and carried unanimously 5 – 0.

4. ADJOURNMENT

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

ATTEST:

/s/
Recording Secretary, Scott Allen

APPROVED:

/s/
Chairman, Marvin E. Vasquez