



Code Compliance Board Regular Meeting Minutes

February 6, 2025 at 3:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Douglas Bond, Wayne Johnson, Paul Mandelkern, Carlos Diez-Arguelles

Absent:

Melissa Blaney (Excused)

Steve Heller (Excused)

Tim Cordle

Legal Representative for the City:

None

Staff Present

Asst. Building Official Ashley Ong, Code Compliance Division Manager Susanne Porras,
Code Compliance Officer Christina Busch, Board Secretary Susan Pruchnicki

1. Call to Order

The meeting was called to order at 3:00 PM.

- a. Roll Call
- b. Board President Wayne Johnson read the Statement of Purpose

2. Swearing in of Witnesses

No witnesses were present

3. Consent Agenda

- a. Approve the minutes of the December 5, 2024 Regular Meeting

Two typographical mistakes were corrected. Board Member Paul Mandelkern made a motion to approve the minutes as presented. Board Member Doug Bond seconded. Motion passed 4-0.

4. Public Comments (for items not on the agenda): Three minutes allowed for each speaker.

There were no public comments.

5. Public Hearings (Public participation and comment on these matters must be in person.)

There were no public hearings.

6. Non-Action Items

None

7. Staff Updates

Officer Porras offered that the following cases, previously noticed and scheduled for this meeting, have come into compliance:

- a. CCB# - BLDG-24-0032 1313 W. Fairbanks Ave., Winter Park, FL 32789 (Business Tax License)
- b. CCB# - PM-23-0220 1321 Fairview Ave., Winter Park, FL 32789 (Property Maintenance)

Mr. Johnson inquired about Deputy City Attorney Richard Geller's absence. Officer Porras stated that Mr. Geller determined his presence was not necessary since there were no public hearings.

8. City Attorney Reports

None

9. Board Comments:

Mr. Bond inquired about the progress on CCB#-PM-24-0157, the property located at 1000 S. Orlando Ave., Winter Park, FL 32789. Officer Porras stated the Building Department confirmed via email that Mr. Sant has completed the permit requirements, and confirmed that the graffiti has been removed from the building. Officer Porras stated that if everything is in order the case would be presented under the Staff Report as being in compliance at the next meeting.

10. Upcoming Agenda Items

Mr. Johnson inquired about cases for the March 6, 2025 meeting. Officer Porras responded that there are currently cases to be presented.

11. Adjournment

Paul Mandelkern made a motion to Adjourn at 3:17 PM. Seconded by Doug Bond. Motion passed 4-0.

ATTEST:

Approved by the board on March 6, 2025

Susan Pruchnicki

/s/ Susan Pruchnicki, Board Secretary