



Code Compliance Board Regular Meeting Minutes

September 4, 2025, at 3:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Wayne Johnson, Doug Bond, Paul Mandelkern, Carlos Diez-Arguelles, Melissa Blaney, Kristen Matt (5 minutes late)

Absent:

Steve Heller (Excused)

Legal Representative for the City:

None

Staff Present

Code Compliance Division Manager Susanne Porras, Code Compliance Officer Phillip Wade, 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

There were no witnesses in attendance

3. Consent Agenda

- a. Approve the Regular Meeting minutes from July 3, 2025

Board Chair Wayne Johnson noted two corrections to the draft minutes.

Board Member Paul Mandelkern made a motion to approve the minutes; Board Member Carlos Diez-Arguelles seconded.

VOTE:

Steve Heller	Excused
Kristen Matt	Yes
Wayne Johnson	Yes
Paul Mandelkern	Yes
Carlos Diez-Arguelles	Yes
Melissa Blaney	Abstained
Doug Bond	Yes

Motion Passed 5-0.

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

None

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

None

6. Non-Action Items

None

7. Staff Updates

Division Manager Susanne Porras advised the Board of two cases that came into compliance prior to the hearing date:

OVR-25-0197 768 Depugh St., Winter Park, FL 32789 (Overgrowth)

PM-25-0094 805 Symonds Ave., Winter Park, FL 32789 (Disabled Vehicle)

8. City Attorney Reports

None

9. Board Comments:

None

10. Upcoming Agenda Items

Division Manager Susanne Porras informed the Board of two cases on the schedule, both Short-term rental violations:

LDC-24-0341 1810 Barker Dr., Winter Park, FL 32789

LDC-24-0346 1645 N. Park Ave., Winter Park, FL 32789

11. Adjournment

Board Member Doug Bond made a motion to adjourn. Mr. Mandelkern seconded.

VOTE:

Steve Heller	Excused
Kristen Matt	Yes
Wayne Johnson	Yes
Paul Mandelkern	Yes
Carlos Diez-Arguelles	Yes
Melissa Blaney	Yes
Doug Bond	Yes

Motion passed 6 -0.

ATTEST:

Approved by the board on October 2, 2025

Susan Pruchnicki

/s/ Susan Pruchnicki, Board Secretary