



Code Compliance Board Regular Meeting Minutes

March 5, 2026, at 3:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Doug Bond, Steve Heller, Paul Mandelkern, Kristen Matt, Carlos Diez-Arguelles, Melissa Blaney

Absent

Wayne Johnson

Legal Representative for the City:

Assistant City Attorney Richard Geller

Staff Present

Building Official Gary Hiatt, Code Compliance Division Manager Susanne Porras, Code Compliance Officer Phillip Wade, Code Compliance Officer Christina Busch, Board Secretary Susan Pruchnicki

1. Call to Order

- a. Roll Call
- b. Board Member Paul Mandelkern welcomed everyone and provided guidelines for all to follow during the meeting. He then read the Statement of Purpose.

2. Swearing in of Witnesses

Witnesses were sworn in by Board Secretary Susan Pruchnicki

3. Consent Agenda

- a. Approve the Regular Meeting minutes from February 5, 2026

Mr. Mandelkern asked about a descriptive word in the minutes; the word was confirmed from the video recording.

Steve Heller made a motion to approve the minutes as presented. Kristen Matt seconded the motion.

VOTE:

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

Motion passed unanimously 6-0.

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.)

a) CCB PM-25-0242 1431 Golfside Dr., Winter Park, FL 32792

Code Compliance Officer Christina Busch introduced herself and confirmed the address and ownership of the property per Orange County Public Records. Officer Busch stated that the violation was brought to the city's attention by a citizen complaint.

VIOLATION DESCRIPTION: Open storage of materials within the front yard such as a discarded wooden table, paint containers, and furniture covered with garbage bags. Discarded articles of waste on the front porch and on the front lawn. Open storage of materials within the back yard of the property such as floor mats, furniture covered by trash bags, plastic laundry basket, plastic containers, a bucket, wicker baskets, computer chair, broken lawn furniture, and other discarded articles of waste.

CODES CITED: Chapter 22, Sections 22-176 (adopting the IPMC, 2021 edition), 22-177 (amending the IPMC), Sec 302.1 Sanitation and Storage of Materials of the International Property Maintenance Code.

COMPLIANCE REQUIREMENTS: Store all materials out of the plain view of the public right-of-way and any adjacent neighboring properties. Remove and properly dispose of all waste.

Officer Busch presented photo evidence from her initial inspection conducted December 8, 2025, and her follow-up inspections on December 11, 2025, and January 7, 2026. On January 21, 2026, a follow-up inspection was conducted, and a Notice of Violation was issued to the owner and posted on the property. A follow-up inspection on February 16, 2026, found few corrections; a Notice of Hearing was issued.

Officer Busch stated that she received a call from a friend of the homeowner stating that he would tell the Respondent to clean up. A follow-up inspection conducted on February 26, 2026, found that the front area of the home had been cleaned and items stored away, and most of the articles in the back yard were removed. A follow-up inspection conducted on March 5, 2026, found that significant improvements had been made, bringing the property into compliance.

Officer Busch presented a video taken from the Winter Park Pines Golf course showing that the Respondent was openly burning in a pit on property creating a significant amount of smoke.

Officer Busch explained to the Board that she brought this case to the Board to adjudicate because the furniture items around the fire pit could cause a bigger issue, which the city wants to prevent. She said the City has a second case in progress for unlawful open burning.

Mr. Bond asked what she was burning. Officer Porras responded that Code Compliance received two reports from the Fire Department related to the property back in December, noting that the neighbors had called them about the smoke. When the Fire Department responded, the fire was controlled. The respondent was burning personal items and body fluids as a part of her culture, stating she is burning off dragons and demons every day. Officer Porras stated that the city did not include the fire violations in this case and wanted Fire Department staff present when the fire case is presented.

Mr. Mandelkern clarified that the case presented today had nothing to do with the burning. Officer Porras confirmed.

Ms. Matt offered that, when she was reviewing the case material, a document mentioned Respondent's mental health and well-being and that Officer Busch had reached out for services. Officer Busch confirmed, noting that, during her first inspection, the Respondent screamed at her even after she offered to explain why she was there. Therefore, Officer Busch reached out to the Department of Children and Families for a wellness check. Ms. Matt asked about the findings. Officer Busch answered her request was denied as not applicable.

Ms. Blaney asked if anyone had called for first responders. Officer Porras stated that every time the Fire Department responds they do an evaluation and have the power to remove her if they felt that she could harm herself or others.

Officer Porras said Officer Busch has spoken with an individual currently living with the Respondent. Officer Busch stated that the respondent was unwell and the individual was taking care of her.

Mr. Mandelkern wished to confirm that the Respondent was the property owner and not a tenant; Officer Busch replied affirmatively.

Mr. Heller asked if the caretaker cleaned up the property. Officer Busch stated that the Respondent would do what the caretaker told her to. Mr. Heller then asked if the Respondent was in compliance. Officer Busch said yes, but she was bringing the case to have it adjudicated to prevent the recurrence of furniture storage near the fire pits.

Mr. Mandelkern asked if the violations in the backyard were because the items could be seen from the golf course or if it would be a violation if there were a fence. Officer Busch answered that the items were in plain view of city property and the neighboring backyards.

Ms. Blaney asked how the furniture on the back porch was determined to be a violation since homeowners could reasonably have furniture on a porch. Officer Porras responded that the furniture was broken and could have been burned, but that the violation focused on the other discarded articles on the property.

Mr. Heller stated that it seemed Officer Busch had reached the right person and things are progressing in the right direction. He asked Officer Busch if she felt that the case would progress backward. Officer Busch said adjudicating the case would provide an incentive not to do so.

Mr. Mandelkern asked if the Board issued an order what the Respondent would have to do to be in compliance. Assistant City Attorney Rick Geller offered that the Board could make a finding that there was a violation and order continued compliance. Mr. Mandelkern stated the Board typically sets a timeframe to comply, but in this case compliance was already achieved, so no time limit is required, just to stay in compliance. Mr. Geller answered yes.

Ms. Matt stated that this was similar to a case from the previous hearing in being proactive to prevent people from committing another violation. She asked how many times the Board had issued an order that is proactive in this manner. Mr. Geller responded that over the years quite a few. Ms. Matt replied she was concerned that by doing so a precedent was being set because the violation was corrected in good faith to remedy the situation, and the Board would put a measure in place that would penalize the owner if they ever step out of line. She asked what would prevent that from being the outcome in every case. She said she understood the intention of wanting to ensure there was not a safety risk with respect to the burning fires but also felt confident in knowing the City has a second active case specifically related to the fire hazard.

Mr. Arguelles pointed out that the fire was a separate issue from the case presented.

Mr. Mandelkern noted to the Board that they needed to focus on the case presented, if there was a code violation, and what the remedy is. He opined that an order may not be issued since the property is currently in compliance.

Ms. Blaney asked if there were any past issues with the property or the owner. Officer Busch responded that she was not aware of any during her time with the city. Mr. Heller offered that the respondent has only owned the property for a year. Officer Porras reminded the Board that this case started last year from complaints received from two neighbors who live adjacent to the property and also from emails from the Lieutenants who responded to the smoke and the fires in the backyard.

Mr. Diez-Arguelles asked about the mental health checks performed by the Fire Department if an evaluation had resulted in the owner being Baker Acted. Officer Porras stated she had no records to show that.

Mr. Mandelkern noted for the record that although the opportunity was offered, no one appeared on behalf of the respondent.

Board Discussion

Mr. Bond stated that the case is in compliance so no motion should be made or order issued.

Mr. Heller agreed, noting that Ms. Matt and Ms. Blaney brought up valid points. He added that it would be a slippery slope to issue orders when a property is in compliance.

Mr. Diez-Arguelles offered that, in his opinion, especially dealing with someone who is mentally unstable, the fire pits located under the roof of the house were scary. He understood that the property was in compliance but given the owner's mental state, who knows what might happen. He recognized that the open burning was a separate case and wished the City had brought the cases together.

Ms. Matt again offered concern about the precedent the Board would set by being proactively punitive but was also concerned about the Respondent's well-being and the fire risk. She stated she had confidence in the Code Compliance Division and the officer keeping an eye on things, then see what the case for open burning brings next month.

Ms. Blaney agreed with Ms. Matt, noting that she is not a mental health professional, but knowing that Code Compliance and the neighbors remain vigilant and that the property is in compliance she was not comfortable with issuing an order.

Mr. Geller suggested that the Board could dismiss the case at this time. He stated that if there are any new violations in the interim the city can bring a new case or join it with the fire case in April.

Mr. Mandelkern asked if there was any advantage to issuing an order in this case, if there were more violations would the City present it as a new case or a Massey Hearing. Mr. Geller responded that if this case is dismissed then the city would have to bring a new case and start the process again. He offered that the Board could choose to table this case until the April meeting and let the cases be brought together. He offered in the meantime they could dismiss this aspect in April depending on how they rule in the fire case.

Kristen Matt made a motion to stay the case until the April 2, 2026, meeting. Doug Bond seconded the motion.

Roll Call Vote:

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

Motion passed unanimously, 6-0.

6. Non-Action Items

None

7. Staff Updates

- a) CCB# LDC-24-0336 1810 Barker Dr., Winter Park, FL 32789.

Mr. Geller said, on February 6, 2026, the city determined that Atlantic Oasis Trust was in compliance. The Trust removed the short-term rental listings from Airbnb and VRBO. He said the property is listed on a house swapping platform, but the city is not pursuing that as payment of rent. The city has invoiced the Trust for the significant fines accrued, approximately \$60,000.00. He stated in the meantime that the Trust has appealed, and Mr. Geller said he requested a 10-day extension to file the city's answer brief, now due on March 16, 2026.

Mr. Mandelkern asked Mr. Geller what happened to the Motion to Stay filed by the Trust. Mr. Geller responded that the Motion to Stay is before the Appellate Court, has been fully briefed, and the court will rule whenever it rules, which could be a year from now.

b) CCB# LDC-25-0465 2218 Whitehall Dr., Winter Park, FL 32792

Division Manager Susanne Porras reminded the Board that this case was for illegal parking, and the owner is not in compliance. The case will be presented as a Massey Hearing at the April 2, 2026, meeting.

8. City Attorney Reports

None

9. Board Comments:

Ms. Matt posed a question about the start time for the meetings, noting that the February and March meetings started two minutes before 3:00 pm, according to her Apple watch. She understood that everyone's time is valuable, but in the interest of the public she thought it would be best to wait until 3:00 pm.

Mr. Heller and Mr. Mandelkern pointed out the digital clock above the Dias, stating they follow it and started the meeting at precisely at 3:00 pm. Mr. Matt responded that the City's digital clock did not display the same time as her Apple watch. Mr. Geller agreed with Ms. Matt. He did not see any harm done because no one from the public had shown up for the meeting. However, he said he would recommend that the city synchronize the Dias clock with Apple time to reflect the time displayed on the highly accurate Atomic Clock.

10. Upcoming Agenda Items

Division Manager Susanne Porras informed the Board of two new cases on the schedule for the April 2, 2026, meeting.

One is a Massey Hearing, CCB# BLDG-24-0037 for 2602 Amsden Rd. Winter Park, FL 32792. This was brought to the Board two years ago related to a home that was being rented but was changed from residential R-1 to multiple units. Construction and renovations were done without permits. She noted they were instructed to contact the Building Department and follow the process for permitting. A permit was applied for, but they did not follow up on the permitting requirements.

The other case is PM-25-0204 for 512 Dunblane Dr., Winter Park, FL 32792, for open storage of materials.

Division Manager Susanne Porras relayed that there may be a Tree Appeal next month as well. She will have confirmation by next week.

Division Manager Susanne Porras pointed out to the Board that an email from the City Clerk was added to the back of their binders related to the Advisory Board changes and extension of Board Member terms. She told them they could take the information with them to read.

11. Adjournment

Melissa Blaney made a motion to adjourn. Doug Bond seconded.

VOTE:

Douglas Bond	Yes
Steve Heller	Yes
Paul Mandelkern	Yes
Kristen Matt	Yes
Carlos Diaz-Arguelles	Yes
Melissa Blaney	Yes
Wayne Johnson	Absent

Motion passed unanimously, 6-0.

ATTEST:

Approved by the board on April 2, 2026

Susan Pruchnicki

/s/ Susan Pruchnicki, Board Secretary