



CODE ENFORCEMENT BOARD

REGULAR MEETING AGENDA

TUESDAY, JULY 28, 2026 - 5:30 PM

CITY HALL - COMMISSION CHAMBERS
1126 EAST STATE ROAD 434, WINTER SPRINGS, FLORIDA

CALL TO ORDER

Roll Call

Invocation

Pledge Of Allegiance

Approval Of The Agenda

Swearing in of Code Enforcement Officers and Other Individuals Giving Testimony

INFORMATIONAL

100. Code Compliance Monthly Report - June 2026

[Code Compliance Monthly Report - June 2026.pdf](#)

CONSENT AGENDA

200. Approval of the Minutes: Tuesday, April 28, 2026 Code Enforcement Board Regular Meeting

[2026 04 28 Code Enforcement Board Regular Meeting Minutes.pdf](#)

PUBLIC HEARINGS : CONTINUED CASES

PUBLIC HEARINGS : REPEAT CASES

PUBLIC HEARINGS : NEW CASES

500. Case #2026CE000938
Address 648 Cheoy Lee Cir
Owner Bonnie J Vandergriff
Violations WS City Ord 13-2(b) Prohibitions
WS City Ord 13-2(e) Prohibitions

[Additional Case Information
Presentation](#)

501. Case# 2026CE000718
Address 122 N Alderwood St
Owners Angela M Dufault; Gerard P Dufault
Violations WS Ord 13-2 Prohibitions
IPMC 2024- 302.4 Weeds

[Additional Case Information
Presentation](#)

502. Case#: 2026CE000937
Address: 701 E SR 434
Owner: Phelopateer LLC
Violations: WS City Ord. 13-2
[Additional Case Information](#)

[Presentation](#)

PUBLIC HEARINGS : NON-COMPLIANCE CASES

600. Case#:2026CE000227
Address: 1033 Northern Way
Owner: Neilen, Shayron L; Neilen, Robin A
Violations: WS City Ord. 13-2(b)-Prohibitions
WS City Ord. 20-434- Authorized commercial vehicles in residential areas

[Additional Case Information](#)
[Presentation](#)

REGULAR AGENDA

ADJOURNMENT

PUBLIC NOTICE

This is a Public Meeting, and the public is invited to attend and this Agenda is subject to change. Please be advised that one (1) or more Members of any of the City's Advisory Boards and Committees may be in attendance at this Meeting, and may participate in discussions.

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City of Winter Springs at (407) 327-1800 "at least 48 hours prior to meeting, a written request by a physically handicapped person to attend the meeting, directed to the chairperson or director of such board, commission, agency, or authority" - per Section 286.26 *Florida Statutes*.

"If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based" - per Section 286.0105 *Florida Statutes*.