



CODE ENFORCEMENT BOARD

REGULAR MEETING AGENDA

TUESDAY, SEPTEMBER 23, 2025 - 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

Code Compliance Monthly Report - August 2025

[Code Compliance Monthly Report - August 2025.pdf](#)

CONSENT AGENDA

PUBLIC HEARINGS : CONTINUED CASES

PUBLIC HEARINGS : REPEAT CASES

PUBLIC HEARINGS : NEW CASES

500. **Case #2025CE001153**

Address: 401 N US Hwy 17-92

Respondent(s): Reeco Properties, LLLP

Violation: FBC Section 105.1 – *Permits, Required*

[Presentation.pdf](#)

[Additional Case Information.pdf](#)

501. Case# 2025CE001429

Respondent(s): Waldbauer, Brian; Waldbauer Jessica

Address: 75 S Cortez Ave.

Violation(s): WS City Ord. 20-438- Parking vehicles in residential front yards and on sidewalks prohibited

IPMC 2024- Sec 308.1 Accumulation of Rubbish or Garbage

[Additional Case Information](#)

[Presentation](#)

502. Case# 2025CE001019

Respondent(s): DUFAULT, ANGELA M; DUFAULT, GERARD P

Address: 122 N Alderwood St

Violation(s): IPMC 2024 Sec. 302.4- Weeds

IPMC 2024 Sec. 308.1- Accumulations of Rubbish or Garbage

WS City Ord. 20-438- Parking vehicles in residential front yards and on sidewalks prohibited

IPMC 2024 Sec. 302.7- Accessory Structures

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

503. Case# 2025CE001347
Respondent(s): GABRIELE, ALLEN J
Address: 915 Puma Trl
Violation(s): WS City Ord. 12-53- Abandonment of motor vehicles prohibited
IPMC 2024- 302.4 - Weeds
[Additional Case Information](#)
[Presentation](#)

PUBLIC HEARINGS : NON-COMPLIANCE CASES

600. **Case #2025CE000238**
Address: 206 Cottonwood Dr
Respondent(s): Isabella Borini and/or Joseph Ariola
Violation: FBC Section 105.1 – *Permits, Required*
[Presentation.pdf](#)
[Additional Case Information.pdf](#)

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*.