



CODE ENFORCEMENT BOARD

REGULAR MEETING AGENDA

TUESDAY, SEPTEMBER 22, 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

REGULAR AGENDA - PART I

700. Election for Vice-Chairperson of the Code Enforcement Board for the remainder of Calendar Year 2026.

INFORMATIONAL

100. Code Compliance Monthly Report - August 2026
[*Code Compliance Monthly Report - August 2026.pdf*](#)

CONSENT AGENDA

200. Approval of the Minutes: Tuesday, August 25, 2026 Code Enforcement Board Regular Meeting
[*2026 08 25 Code Enforcement Board Regular Meeting Minutes.pdf*](#)

PUBLIC HEARINGS : CONTINUED CASES

PUBLIC HEARINGS : REPEAT CASES

PUBLIC HEARINGS : NEW CASES

500. Case #2026CE001033
Address: 75 S CORTEZ AVE
Owners: WALDBAUER, BRIAN; WALDBAUER, JESSICA
Violations: WS CITY ORD. 13-2(b) Prohibitions.
WS CITY ORD. 20-438(a) – Parking Vehicles in Residential Front Yards and on Sidewalks Prohibited
IPMC Section 302.8 – Motor Vehicles

[*Case Presentation*](#)
[*Additional files*](#)

501. Case#:2026CE000974
Address: 201 Sherry Ave
Owners: BERGMAN, SANDRA ENH LIFE EST
Violations: WS City Ord. 13-2(b) Prohibitions
WS City Ord. 13-2(c) Prohibitions

WS City Ord. 13-2(d) Prohibitions
WS City Ord. 20-434 Parking vehicles in residential front yards and on sidewalks
prohibited

IPMC 2024 Sec. 302.7 Accessory Structures

[Case Presentation](#)

[Additional Files](#)

502. Case # 2026CE001131
Parcel No: 06-21-31-5VK-FD40-0000
Owners: SANT COMMERCIAL BUILDING INC
Violations: WS City Ord. 13-2(a)-Prohibitions
WS City Ord. 13-2(c)- Prohibitions
WS City Ord. 16-59- Construction and maintenance standards

[Case Presentation](#)

[Additional Files](#)

PUBLIC HEARINGS : NON-COMPLIANCE CASES

REGULAR AGENDA - PART II

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*.