

CITY OF OCOEE
Code Enforcement Board
October 22, 2024

CALL TO ORDER

Chair Bandur called the Code Enforcement Board regular meeting to order at 7:00 p.m. in the Commission Chambers of City Hall, located at 1 N Bluford Ave, Ocoee, Florida.

INVOCATION: **Member Fernandez** initiated the moment of silence.

PLEDGE OF ALLEGIANCE: **Member Mann** led the Board in the Pledge of Allegiance to the U.S. flag.

ROLL CALL AND DETERMINATION OF QUORUM: **Code Enforcement Clerk Mieras** performed roll call and declared a quorum (4) present.

PRESENT: Chair Bandur & Members: Lewis, Mann, & Fernandez.

Also present: Board Attorney Skip Fowler, Sergeant Beck, Code Enforcement Clerk Justin Mieras, and Code Enforcement Officers Loeffler and Rodriguez.

ABSENT: Members: Smalldon & Schultz.

SWEARING OF OFFICERS / WITNESSES: **Code Enforcement Clerk Mieras** administered the oath to the Code Enforcement Officers and to anyone intending to speak regarding a case.

CONSENT AGENDA

ALL MATTERS LISTED UNDER THE CONSENT AGENDA ARE CONSIDERED TO BE ROUTINE BY THE CODE ENFORCEMENT BOARD AND WILL BE ACTED UPON BY ONE MOTION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS DISCUSSION IS DESIRED BY A MEMBER OF THE BOARD, IN WHICH CASE THE CHAIRMAN WILL INSTRUCT THE BOARD CLERK TO REMOVE THE ITEM FROM THE CONSENT AGENDA AND SUCH ITEM WILL BE CONSIDERED SEPARATELY.

A. **MINUTES:** September 24, 2024, Code Enforcement Board Meeting.

B. **DISMISSAL OR COMPLIANCE:** **Sergeant Beck** presented the dismissals and compliances.

CASE NO 2024-01994

OFFICER LOEFFLER	1700 LITTLE SPRING HILL DR	NGUYEN KIEU-HANH T HUYNH PHONG DU
Property in Compliance		

CASE NO 2024-02875

OFFICER RODRIGUEZ	835 CHICAGO AVE	MARTIN LOU ELLEN LIFE ESTATE REM: WILLIAM B BURCH REM: SCOTT STORY BURCH REM:ALYSON D BURCH
Property in Compliance		

CASE NO 2024-03351

OFFICER RODRIGUEZ	719 CRYSTAL DR	VARGAS ARTURO VEGA
Property in Compliance		

CASE NO 2024-02499

OFFICER RODRIGUEZ	814 STARKE LAKE CIR	GROTEFEND DALLIN EDWARD DOBSON MEGAN JANE
Property in Compliance		

CASE NO 2024-03438

OFFICER LOEFFLER	131 MOBILE LN	GONZALEZ LOPEZ DONIS EDVIN GONZALEZ VASQUEZ SONIA BEATRIZ
Property in Compliance		

- C. ORDER OF CONTINUANCE:
None.

***Member Fernandez**, seconded by **Member Lewis**, moved that the consent agenda be accepted as presented. Motion carried unanimously.*

COMMENTS FROM CITIZENS

None.

HEARINGS ON STATEMENT OF VIOLATIONS PURSUANT TO NOTICES OF HEARINGS**CASE NO 2024-00975**

OFFICER RODRIGUEZ	1010 SHADY MAPLE CIR	GRAYS MARK SR GRAYS ERIKA
Violation Cited: §51-13.		
Summary: § 51-13. – It shall be a violation to do work related to construction without first obtaining a permit.		

Observation:

§ 51-13. – Fence and Pavers Installation Without Required Permit, Inspections and Approval

Officer Rodriguez presented the case and gave its history. She further explained that as of October 22, 2024, the property is still in non-compliance. The City asked for an Order of Compliance by November 06, 2024, or thereafter to be fined \$50.00 per day until found in compliance.

***Member Lewis**, seconded by **Member Mann**, moved that in Case #2024-00975, the respondent be found in violation as cited as of April 22, 2024, and be given until November 06, 2024, to come into compliance or be fined \$50.00 per day until found in compliance. Motion carried unanimously.*

CASE NO 2024-01317

OFFICER LOEFFLER	1561 DUSTY PINE DR	FERMAINT EDWIN JR FERMAINT MONICA
Violation Cited: §51-13.		
Summary: § 51-13. – It shall be a violation to do work related to construction without first obtaining a permit.		

Observation:

§ 51-13. – Paver / Brick Surface Installed Without Required Permit(s)

Officer Loeffler presented the case and gave its history. He further explained that as of October 22, 2024, the property is still in non-compliance. The City asked for an Order of Compliance by January 20, 2025, or thereafter to be fined \$25.00 per day until found in compliance.

Respondents Monica & Edwin Fermaint explained the multiple conversations they had with the Building department concerning the permit and their disagreements with Zoning.

Member Lewis, seconded by **Member Mann**, moved that in Case #2024-01317, the respondent be found in violation as cited as of July 10, 2024, and be given until January 20, 2025, to come into compliance or be fined \$25.00 per day until found in compliance. Motion carried 3 to 1 with Member Fernandez opposed.

CASE NO 2024-01933

OFFICER RODRIGUEZ	901 RIDGEFIELD AVE	BAUTISTA NAVARRO FEBE E
Violation Cited: §51-13.		
Summary: § 51-13. – It shall be a violation to do work related to construction without first obtaining a permit.		

Observation:

§ 51-13. – Garage Enclosed Without Required Permit, Inspections and Approval

Officer Rodriguez presented the case and gave its history. She further explained that as of October 22, 2024, the property is still in non-compliance. The City asked for an Order of Compliance by November 06, 2024, or thereafter to be fined \$50.00 per day until found in compliance.

Member Lewis, seconded by **Member Mann**, moved that in Case #2024-01933, the respondent be found in violation as cited as of July 16, 2024, and be given until November 06, 2024, to come into compliance or be fined \$50.00 per day until found in compliance. Motion carried unanimously.

CASE NO 2024-02555

OFFICER RODRIGUEZ	1409 SNOWDEN ST	BARRAGAN BROTHERS PROPERTIES LLC
Violation Cited: §165-4.C.		
Summary:		

§165-4.C. – Any vehicle left parked in the same place continuously upon any private property for a period of time such that grass is grown up around it obscuring any part of it from view and/or such that there is dead grass under the vehicle from the vehicle having shielded the grass from the nutrients required for growth, without being moved, shall be considered, for the purposes of this chapter, abandoned. In general, this period of time will be interpreted to be in excess of 15 calendar days.

Observation:

§165-4.C. – Inoperable Vehicle Parked in The Front Yard of Property

Officer Rodriguez presented the case and gave its history. She further explained that as of October 22, 2024, the property is still in non-compliance. The City asked for an Order of Compliance by November 06, 2024, or thereafter to be fined \$50.00 per day until found in compliance.

Member Lewis, seconded by **Member Mann**, moved that in Case #2024-02555, the respondent be found in violation as cited as of August 21, 2024, and be given until November 06, 2024, to come into compliance or be fined \$25.00 per day until found in compliance. Motion carried unanimously.

CASE NO 2024-02826

OFFICER RODRIGUEZ	1324 VICKERS LAKE DR	CLARKE SHARON CASSANOVA ORRIN
Violation Cited: §115-3.A.(3) & 165-4.B. Summary: § 115-3.B. – No person shall allow or permit excessive growth, ten inches or more on property owned, of weeds, grass, undergrowth, or other dead or living plant life. § 165-4.B. – Non-operational vehicles are considered abandoned and vehicles missing valid registered license plates are considered non-operating.		

Observation:

§ 115-3.B. – Property Overgrown

§ 165-4.B. – Untagged / Expired Tag/Inoperable Vehicle with Flat Tires on The Property.

Officer Rodriguez presented the case and gave its history. She further explained that as of October 22, 2024, the property is in compliance. The City asked for the property to be found in violation during the time period between September 23, 2024, and October 22, 2024.

Member Fernandez, seconded by **Member Lewis**, moved that in Case # 2024-02826, the respondent be found in violation as cited as of September 23, 2024, and be found in compliance as of October 22, 2024, with no fines assessed. Motion carried 3 to 1 with Chair Bandur opposed.

CASE RESOLUTION

CASE NO 2024-01677

OFFICER TOBE	5001 WATER WHEEL CT	JEAN WILNOR JEAN GERLYNE
Violation Cited: § 51-13. Summary: § 51-13. – It shall be a violation to do work related to construction without first obtaining a permit.		

Observation:

§ 51-13. – Unpermitted construction on rear of home

Officer Loeffler explained that as of October 22, 2024, the property is still in non-compliance. The City asked for an Order Imposing Fine.

Member Lewis, seconded by Member Fernandez, moved that in Case #2024-01677, the Board imposes fines as of October 10, 2024, as previously set by this Board. Motion carried unanimously.

CASE NO 2024-02561

OFFICER TOBE	2265 TWISTED PINE RD	MCGOWAN DEBRA A
Violation Cited: § 115-3.A.(1)		
Summary: § 115-3.A.(1) – declares dead, diseased, decaying and unsafe trees or any limb or other portion thereof to be a nuisance and menace to public health, safety and welfare		

Observation:

§ 115-3.A.(1) – Dead Tree In Back Yard

Officer Loeffler explained that as of October 22, 2024, the property is in compliance. No further action requested.

CASE NO 2024-02790

OFFICER LOEFFLER	1500 MAUREEN AVE	ADAIR RICKEY T LIFE ESTATE REM: CAROL S PEIFER
Violation Cited: § 108-24.D. & § 168-6.B.(1)		
Summary: § 108-24.D. – It shall be unlawful to use a residential property for the storage of any abandoned motor vehicle, ice box, refrigerator, stove, glass, building material, building rubbish, or similar items. It shall be the duty of every such owner and occupant to keep the premises of residential properties clean and to remove all such abandoned items. § 168-6.B.(1) – No owner, private property, shall consent to the parking or storing of vehicles on non-improved surfaces of the property.		

Observation:

§ 108-24.D. – Old Appliances, Scrap, Parts, Supplies, Tools, Equipment, Untagged Vehicles Littering Front Yard, Side Yards and Driveway

§ 168-6.B.(1) – Vehicles Parked Upon Non-Surfaced Portions of Grass / Dirt Yard

Officer Loeffler explained that as of October 22, 2024, the property is in compliance. No further action requested

CASE NO 2024-03000

OFFICER LOEFFLER	1213 ADELEIDE CT	MEDINA MARIA H
Violation Cited: § 6-4.H.(6)(b), § 108-24.D., § 143-27.A., & § 165-3.A.		
Summary:		

§ 6-4.H.(6)(b) – Trailers of all types shall not be parked or stored for more than 48 hours in a residential district unless it is located behind the front yard building line and screened with a six-foot high opaque fence with a gate.

§ 108-24.D. – It shall be unlawful to use a residential property for the storage of any abandoned motor vehicle, ice box, refrigerator, stove, glass, building material, building rubbish, or similar items. It shall be the duty of every such owner and occupant to keep the premises of residential properties clean and to remove all such abandoned items.

§ 143-27.A. – At non-pickup times, garbage carts shall be placed in side yards or rear yards and screened from view to the extent practicable. Except as provided herein, garbage carts shall at no time be placed in the front yard of the premises.

§ 165-3.A. – No person shall keep any abandoned or junk vehicle on any public property or any private property.

- Observation:**
- § 6-4.H.(6)(b) – Trailers Parked / Stored in Prohibited Locations
 - § 108-24.D. – Misc. Tools, Parts, Equipment, Debris Littering Property
 - § 143-27.A. – Waste Cans Left in Prohibited Location During Non-Collection Time-Frames
 - § 165-3.A. – Non-Operations Vehicles on Property

Officer Loeffler explained that as of October 22, 2024, the property is still in non-compliance. The City asked for an Order Imposing Fine.

Member Fernandez, seconded by Member Lewis, moved that in Case #2024-03000, the Board imposes fines as of October 10, 2024, as previously set by this Board. Motion carried unanimously.

CASE NO 2024-03025

OFFICER LOEFFLER	2919 CARDASSI DR	SAINT-HILAIRE CHIMENE
Violation Cited: § 51-13.		
Summary:		
§ 51-13. – It shall be a violation to do work related to construction without first obtaining a permit.		

- Observation:**
- § 51-13. – Retaining Wall Construction Without Permit. Verified No Permit

Officer Loeffler explained that as of October 22, 2024, the property is still in non-compliance. The City asked for an Order Imposing Fine.

Member Mann, seconded by Member Fernandez, moved that in Case #2024-03025, the Board imposes fines as of October 10, 2024, as previously set by this Board. Motion carried unanimously.

Citizen Steven Wetzel explained the issues the HOA has had with this member of the community and detailed the continued work without permit performed.

NOVEMBER MEETING DISCUSSION

Member Fernandez, seconded by Member Mann moved to cancel the November 26, 2024, Code Enforcement Board regular meeting. Motion carried unanimously.

COMMENTS

Chair Bandur advised he will be absent for the January 28, 2025, meeting.

Meeting adjourned at 8:01 p.m.

ATTEST:


Justin Mieras, Code Enforcement Clerk

APPROVED:


Acting Chair