



OCOEE CODE ENFORCEMENT BOARD

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

April 25, 2023

AGENDA

7:00 PM

REGULAR CODE ENFORCEMENT BOARD MEETING

• CALL TO ORDER

Invocation

Pledge of Allegiance

Roll Call and Determination of Quorum

Swearing of Officers/Witnesses

• 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. APPROVAL OF FEBRUARY 28, 2023, MEETING MINUTES

B. DISMISSED OR IN COMPLIANCE

Case Number	Location	Respondent
2023-00090 OFFICER RODRIGUEZ	412 E LAKESHORE DR	ROBERT W PAICE VIRGINIA M PAICE
2023-00138 OFFICER RODRIGUEZ	508 WATER WAY CT	BERNARD I BRAYER

C. ORDER OF CONTINUANCE

None.

• HEARINGS ON STATEMENT OF VIOLATIONS PURSUANT TO NOTICES OF HEARING

Case Number	Location	Respondent
2022-00880 OFFICER RODRIGUEZ	830 HAMMOCKS DR	EDNA B LANEY REVOCABLE TRUST
2023-00065 OFFICER RODRIGUEZ	1205 FLEWLLING AVE	YS AVON SFR III PROPCO LLC
2023-00110 OFFICER LOEFFLER	476 LITTLE ROCK ST	EDWARD WALLS

• CASE RESOLUTION

Case Number	Location	Respondent
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2022-00909 OFFICER LOEFFLER	1984 CASABA COVE AVE	BRADLEY DEBORAH BENITA
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- **BOARD COMMENTS**

- **ADJOURNMENT**

Notice: Any person who desires to appeal any decision at this meeting will need a record of the proceedings and for this purpose may need to ensure that a verbatim record of the proceedings is made which includes testimony and evidence upon which the appeal is based. Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office 48 hours in advance of the meeting.

MORE THAN ONE COMMISSIONER MAY PARTICIPATE OR HEAR DISCUSSIONS REGARDING A MATTER WHICH WILL COME BEFORE THE COMMISSION FOR ACTION.

CITY OF OCOEE
Code Enforcement Board
February 28, 2023

I. CALL TO ORDER

Chair Odom called the Code Enforcement Board regular meeting to order at 7:01 p.m. in the Commission Chambers of City Hall located at 1 N Bluford Ave, Ocoee, Florida.

- A. INVOCATION: **Member Bandur** initiated the moment of silence.
- B. PLEDGE OF ALLEGIANCE: **Member Schultz** led the Board in the Pledge of Allegiance to the U.S. flag.
- C. ROLL CALL AND DETERMINATION OF QUORUM: **Code Enforcement Clerk Mieras** performed roll call and declared a quorum (4) present.

PRESENT: Chair Odom & Members: Bandur, Lewis, Mann, Brennan, & Schultz

Also present: Board Attorney Skip Fowler, Assistant Support Services Director Doug Gaines, Code Enforcement Clerk Justin Mieras, and Code Enforcement Officer Loeffler, Diaz, and Rodriguez

ABSENT: None

- D. 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.

II. 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: January 24, 2023, Code Enforcement Board Meeting.
- B. DISMISSAL OR COMPLIANCE: **Assistant Support Services Director Doug Gaines** presented the dismissals and compliances.

CASE NO 2022-00796

OFFICER LOEFFLER	1010 MARLENE DR	MARITZA DELGADO-TORRES
Property in Compliance		

CASE NO 2023-00027

OFFICER LOEFFLER	1508 JEMIMA AVE	SHEPHERD FAMILY LIVING TRUST
Property in Compliance		

CASE NO 2023-00063

OFFICER LOEFFLER	1001 NICOLE BLVD	Longbridge Homes LLC
Property in Compliance		

CASE NO 2023-00083

OFFICER RODRIGUEZ	410 E LAKESHORE DR	SHAUN P CANTU
Property in Compliance		

C. ORDER OF CONTINUANCE:

None.

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

III. COMMENTS FROM CITIZENS

None.

IV. HEARINGS ON STATEMENT OF VIOLATIONS PURSUANT TO NOTICES OF HEARINGS

CASE NO 2022-00909

OFFICER LOEFFLER	1984 CASABA COVE AVE	BRADLEY DEBORAH BENITA
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. – Large Shed / Accessory Structure Delivered and Installed in Back Yard W/O Required Permit.

Officer Loeffler presented the case and gave its history. He further explained that as of February 28, 2023, the property is still in non-compliance. The City asked for an Order of Compliance by March 15, 2023, or thereafter to be fined \$50.00 per day until found in compliance.

Cindy McCord the Orchard Park HOA Representative explained the HOA has multiple issues with this property, that this structure is prohibited by the HOA rules, and that the HOA is attempting to collect fines against the property.

Member Bandur, seconded by Member Mann, moved that in Case #2022-00909, the respondent be found in violation as cited as of December 21, 2022, and be given until March 15, 2023, to come into compliance or be fined \$50.00 per day until found in compliance. Motion carried unanimously.

V. CASE RESOLUTION

CASE NO 2022-00707

OFFICER LOEFFLER	509 ZINFANDEL CT	ANDRE A WOODS
Violation Cited: § 6-4.H.(6)(b), § 51-13., & §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.		

§ 51-13. – It shall be a violation to do work related to construction without first obtaining a permit.

§ 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) – Trailer Front Driveway (Dual Jet Ski Type)

§ 51-13. – Work Without Permit. Wood Structure Shed/Lean-To Visible from Ocoee-Apopka Rd

§ 165-3.A. – Vehicles W/ No License Tags and Expired License Tags. Vehicles Left Parked in The Same Place for More Than 48 Hours

Officer Loeffler explained that as of February 28, 2023, the property is still in non-compliance. The City asked for an Order Imposing Fine.

Member Bandur, seconded by Member Lewis, moved that in Case #2022-00707, the Board imposes fines as of February 24, 2023, as previously set by this Board. Motion carried unanimously.

CASE NO 2022-00751

OFFICER LOEFFLER	1107 DOREEN AVE	LETICIA AGUILAR MARTIN AGUILAR
Violation Cited: § 165-3.A. & § 168-6.B.(1)		
Summary: § 165-3.A. – No person shall keep any abandoned or junk vehicle on any public property or any private property. § 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:

§ 165-3.A. – Vehicles W/ No License Tags and Expired License Tags Visible from Street

§ 168-6.B.(1) – Vehicles Parked Upon Unimproved Non-Surfaced Front Yard

Officer Loeffler explained that as of February 28, 2023, the property is still in non-compliance. The City asked for an Order Imposing Fine.

Member Bandur, seconded by Member Schultz, moved that in Case #2022-00751, the Board imposes fines as of February 09, 2023, as previously set by this Board. Motion carried unanimously.

CASE NO 2022-00765

OFFICER DIAZ	106 LYLE ST	JANE P GONZALES
Violation Cited: § 115-3.A.(3)		
Summary: § 115-3.A.(3) – No person shall allow or allow to remain any Junk or Debris classified as a nuisance or menace to public health, safety, and welfare.		

Observation:

§ 115-3.A.(3) – Accumulation of trash and debris throughout the property. Complaint received resident is a hoarder, rats infesting the property

Officer Diaz explained that as of February 28, 2023, the property is still in non-compliance but has made significant progress. The City asked to extend the previously set Compliance Date of February 23, 2023.

Marisa Gerlt with the Orlando House of Prayer spoke on behalf of the respondent who was in the audience. She explained a volunteer group managed to clean the front of the property, but they are requesting a three-month extension due to the amount of work remaining and how these volunteers are going overseas on a month-long mission trip.

Member Bandur, seconded by Member Mann, moved that in Case #2022-00765, the Board extends the Order Requiring Compliance date to May 22, 2023. Motion carried unanimously.

CASE NO 2022-00847

OFFICER DIAZ	216 S CUMBERLAND AVE	KAHLO HAIR AND SPA LLC
Violation Cited: § 51-13., § 108-24.D., & § 165-3.A. Summary: § 51-13. – It shall be a violation to do work related to construction without first obtaining a permit. § 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. § 165-3.A. – No person shall keep any abandoned or junk vehicle on any public property or any private property.		

Observation:

§ 51-13. – Alterations to rental property without required permits, plans, approval, and inspections. Install exterior water heater, plumbing, A/C, framing, front porch post, and exterior siding.

§ 108-24.D. – Utilizing residential property for storage of abandoned vehicles, storage of vehicle parts, five (5) car motors some on the ground, oil containers, brakes, brake parts, and other car parts on property. Miscellaneous junk/debris on the property.

§ 165-3.A. – Storage of multiple more than (5) Junk Untagged / Expired Tag/Inoperable Vehicle(s) on the property.

Officer Diaz explained that as of February 28, 2023, the property is in compliance. No further action requested.

CASE NO 2022-00865

OFFICER RODRIGUEZ	801 SULLIVAN AVE	LORI LYNN MEYER LARRY MEYER
Violation Cited: § 6-4.H.(6)(b), § 108-23.Q., § 115-3.A.(3), § 115-3.B., & § 115-3.C. 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. § 108-23.Q. – Accessory structures. Garages, storage buildings, and all other accessory structures shall be maintained and kept in good repair and sound structural condition. § 115-3.A.(3) – No person shall allow or allow to remain any Junk or Debris classified as a nuisance or menace to public health, safety, and welfare. § 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.		

§115-3.C. – No person shall allow their pool to become or remain in an abandoned, unsafe, or unsanitary condition.

Observation:

§ 6-4.H.(6)(b) – Trailer Parked in The Front Yard

§ 108-23.Q. – Unsafe Deteriorated Fence in The Backyard Exposing Unsafe/Dirty Swimming Pool

§ 115-3.A.(3) – Trash/Debris as Metals on The Ground in The Front Yard

§ 115-3.B. – Property Overgrown in The Backyard and Front Yard

§115-3.C. – Unprotected and Dirty/Unsanitary Pool Without Screen Enclosure

Officer Rodriguez explained that as of February 28, 2023, the property is still in non-compliance for code sections 108-23.Q. & 115-3.C.. The City has been in communication with the Respondent and therefore is asking to extend the previously set Compliance Date of February 27, 2023, to March 27, 2023.

Lori Meyer explained she is awaiting responses from her insurance and FEEMA for funding to repair the fence. She asked for a 60-day extension.

Member Bandur, seconded by Member Lewis, moved that in Case #2022-00865, the Board extends the Order Requiring Compliance date to April 24, 2023. Motion carried 5-1 with Member Brennan opposed.

VI. COMMENTS

None.

Meeting adjourned at 7:53 p.m.

ATTEST:

APPROVED:

Justin Mieras, Code Enforcement Clerk

Valerie Odom, Chair