

# OCOEE CODE ENFORCEMENT BOARD

Ocoee Commission Chambers  
1 N. Bluford Avenue  
Ocoee, Florida

August 21, 2025

## 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 MEETING MINUTES

##### B. DISMISSED OR IN COMPLIANCE

Case Number	Location	Respondent(s)

##### C. ORDER OF CONTINUANCE

Case Number	Location	Respondent

#### • PUBLIC COMMENTS

#### • HEARINGS ON STATEMENT OF VIOLATIONS PURSUANT TO NOTICES OF HEARING

Case Number	Location	Respondent
2024-04597 OFFICER LOEFFLER	1291 DUSTY PINE DR	BARSH JO A BARSH GERALD L
2025-00962 OFFICER DIAZ	11001 ORANGESHIRE CT	MIRCHELL ROSIE GRAHAM CATHERINE
2025-01838 OFFICER TOBE	1411 PRAIRIE LAKE BLVD	DIAZ LUIS FRANKELLY PERALTA ROSA N
2025-01964 OFFICER LOEFFLER	1505 JEMIMA AVE	SAUCEDO PEREZ LEONARDO

**Regular Code Enforcement Board  
August 21, 2025**

2025-01988 OFFICER TOBE	1826 PALMERSTON CIR	MONTGOMERY STREET HOMES LLC
2025-02066 OFFICER DIAZ	298 SABINAL ST	VELAZQUEZ MAZARIEGOS OBEL LOPEZ MIRIHAM
2025-02148 OFFICER DIAZ	2460 KENNOWAY CT	ASTURIAS MARIA M
2025-02208 OFFICER DIAZ	423 CABALLERO RD	TORRES ANGELICA
2025-02362 OFFICER LOEFFLER	700 LAKEVIEW DR	MENDOZA JORGE MENDOZA BLANCA ESTELA
2025-02368 OFFICER DIAZ	13 MAGNOLIA ST	BRADFORD WENDY LECLAIRE
2025-02417 OFFICER LOEFFLER	903 DOREEN AVE	LINZEY LINDA F LINZEY DAVID L
2025-02437 OFFICER LOEFFLER	308 CENTER ST	MEDINA MARIA
2025-02455 OFFICER DIAZ	200 LEE ST	WOMACK DANIEL J WOMACK DEBORAH L
2025-02485 OFFICER DIAZ	18 W OAKLAND AVE	GODBY MARK A
2025-02629 OFFICER LOEFFLER	1204 WILLOW CREEK DR	GRACE JAMIE E

**• 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**  
**July 17, 2025**

**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: **Vice-Chair Lewis** initiated the moment of silence.

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

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

**PRESENT:** Members: Chair Bandur, Vice Chair Lewis, and Members Bikram, Fernandez, Mann, Schultz, and Smalldon.

Also present: Board Attorney Skip Fowler, Community Engagement Sergeant Coleman, Code Enforcement Clerk Decruiz, and Code Enforcement Officers Diaz, and Loeffler.

**ABSENT:** Members: None

SWEARING OF OFFICERS / WITNESSES: **Code Enforcement Clerk Maiya Decruiz** 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: June 24, 2025, Code Enforcement Board Meeting

B. DISMISSAL OR COMPLIANCE: **Community Engagement Sergeant Coleman** presented the dismissals and compliances.

**CASE NO 2025-01232**

OFFICER DIAZ	203 FRANKLIN ST	JENSEN ANISSA WRYE DANIELLE ANNE
Property in Compliance		

**CASE NO 2025-01235**

OFFICER DIAZ	232 LEE ST	DIAZ TANIA JOHANNA LEMUS RIVAS LUIZ ALBERTO PARADA
Property in Compliance		

**CASE NO 2025-01401**

OFFICER LOEFFLER	515 WATER WAY CT	BERDUFO RAFAEL
Property in Compliance		

**CASE NO 2025-01622**

OFFICER DIAZ	205 FRANKLIN ST	MARTINEZ ISAIAS MARTINEZ SUSAN L
Property in Compliance		

**CASE NO 2025-01886**

OFFICER LOEFFLER	905 SPRING CREEK DR	KANGO CONNIE LEE
Case Dismissed		

**CASE NO 2025-02091**

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

C. ORDER OF CONTINUANCE:**CASE NO 2025-00962**

OFFICER DIAZ	11001 ORANGESHIRE CT	MIRCHELL ROSIE GRAHAM CATHERINE
Continued to August 21, 2025		

**CASE NO 2025-01851**

OFFICER TOBE	1411 PRAIRIE LAKE BLVD	DIAZ LUIS FRANKELLY PERALTA ROSA N
Continued to August 21, 2025		

**CASE NO 2025-01988**

OFFICER TOBE	1826 PALMERSTON CIR	MONTGOMERY STREET HOMES LLC
Continued to August 21, 2025		

***Vice-Chair Lewis, seconded by Member Fernandez, 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 2024-01882**

OFFICER LOEFFLER	607 SPRING CREEK DR	RAMIREZ VILMA LETICIA FUENTES NOLASCO FRANCISCO JAVIER MEJIA
Violation Cited: §51-13., §168-6. B. (1)., §108-35., §108-22., & §115-3. A. (3).		

**Summary:**

§ 51-13 - It shall be a violation to do work related to construction without first obtaining a permit.  
§168-6. B. (1). - No owner, private property, shall consent to the parking or storing of vehicles on non-improved surfaces of the property.  
§108-35. - When nuisance conditions or hazards degenerate or cumulatively impact on structures, dwellings or other buildings regulated by the Minimum Standards Codes, to the extent that repair, removal, securing or demolition is necessary for the public health, safety and welfare  
§108-22. - Every electrical outlet and fixture, all wiring and equipment shall be installed, maintained and connected to a source of electric power in accordance with the provisions of the Florida Building Code.  
§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:**

§ 51-13 - Installed A Large Shed Without the Required Permits.  
§168-6. B. (1). - Parking Vehicles in The Front Yard Grass/Dirt  
§108-35. - Occupants Living in the Shed.  
§108-22. - Multiple Extension Cords Exiting Home to the Shed.  
§115-3. A. (3). - Junk And Debris Littered Over the Backyard.

**Officer Loeffler** presented the case and gave its history. He further explained that as of July 17, 2025, the property is still in non-compliance. The City asked for an Order of Compliance and Impose by August 01, 2025, or thereafter to be fined \$50.00 per day, per violation, until found in compliance.

**Respondents Christian and Francisco Mejia** spoke and claimed that the trash was cleaned in the back, took out all the violations and disconnected all the extension cords. They explained that their property was in compliance, and they requested a re-inspection.

*Vice-Chair Lewis, seconded by Member Fernandez, moved that in Case #2024-01882, the respondent be found in violation as cited as of May 23, 2025, and be given until August 01, 2025, to come into compliance or be fined \$50.00 per day, per violation, until found in compliance. Motion carried unanimously.*

**CASE NO 2025-01851**

OFFICER DIAZ	1109 LITTLE SPRING HILL	LAWSON ERICA LAWSON JEFFREY
<p>Violation Cited: § 168-4. A. (1)(16). &amp; §165-3. A.</p> <p>Summary:  § 168-4. A. (1)(16). - Parking is prohibited in grassed or landscaped portions of all public and private roadways and rights-of-way except along streets with a width of less than 22 feet.  §165-3. A. - prohibits keeping any abandoned or junk vehicle on any public property or any private property.</p>		

**Observation:**

§168-4. A. (1)(16). - Vehicles Routinely Parked on the Unsurfaced Front Yard  
§165-3. A. - An Untagged/Expired Tag Inoperable Vehicle on A Jack on the Property

**Officer Diaz** presented the case and gave its history. She further explained that as of July 17, 2025, the property is still in non-compliance. The City asked for an Order of Compliance and Impose by August 01, 2025, or thereafter to be fined \$50.00 per day, per violation, until found in compliance.

*Vice-Chair Lewis, seconded by Member Bickram, moved that in Case #2025-01851, the respondent be found in violation as cited as of June 03, 2025, and be given until August 01, 2025, to come into compliance or be fined \$50.00 per day, per violation, until found in compliance. Motion carried unanimously.*

**CASE NO 2025-01979**

OFFICER LOEFFLER	1603 DOREEN AVE	HIGHPOINT HOLDINGS GROUP LLC
Violation Cited: §143-27. A., & §115-3. A. (3).		
Summary: § 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. §115-3. A. (3). - prohibits dumping or allowing to remain any nuisance and menace to public health, safety and welfare.		

**Observation:**

§143-27. A. – Storing Waste Cans in a Prohibited Location.  
§115-3. A. (3). – Junk And Debris in the Front Yard.

**Officer Loeffler** presented the case and gave its history. He further explained that as of July 17, 2025, the property is still in non-compliance. The City asked for an Order of Compliance and Impose by August 01, 2025, or thereafter to be fined \$50.00 per day, per violation, until found in compliance.

*Vice- Chair Lewis, seconded by Member Schultz, moved that in Case #2025-01979, the respondent be found in violation as cited as of June 10, 2025, and be given until August 01, 2025, to come into compliance or be fined \$50.00 per day, per violation, until found in compliance. Motion carried unanimously.*

**ELECTION OF CHAIR AND VICE CHAIR**

*Vice-Chair Lewis, seconded by Member Schutlz, nominated Chair Bandur to be re-elected as Chair. Nomination accepted and motion carried unanimously.*

*Member Bickram, seconded by Member Smalldon, nominated Vice-Chair Lewis to be re-elected as Vice-Chair. Nomination accepted and motion carried unanimously.*

**BOARD COMMENTS**

- Members congratulated **Chair Bandur** on his re-election.
- **Chair Bandur** expressed gratitude for his reelection

Meeting adjourned at 7:38 p.m.

ATTEST:

APPROVED:

