

**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, 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). & §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
<p>Violation Cited: §143-27. A., & §115-3. A. (3).</p> <p>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.</p>		

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

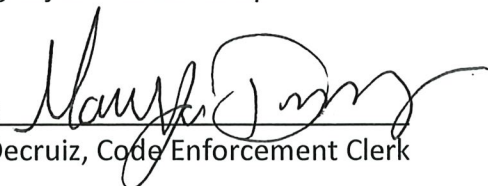
Vice-Chair Lewis, seconded by Member Schutlz, nominated Chair Bandur to be re-elected as Chair. Nomination accepted and motion carried unanimously.

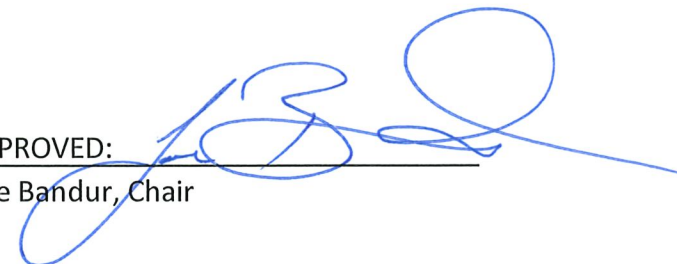
Member Bickram, seconded by Member Smalldon, nominated Vice-Chair Lewis to be re-elected as Vice-Chair. Nomination accepted and motion carried unanimously.

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: 
Maiya Decruiz, Code Enforcement Clerk

APPROVED: 
Joe Bandur, Chair