

**CITY OF OCOEE  
Code Enforcement Board  
August 21, 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:** **Member Fernandez** initiated the moment of silence.

**PLEDGE OF ALLEGIANCE:** **Member Bikram** 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 Whittle.

Also present: Community Engagement Sergeant Munoz, Code Enforcement Clerk Decruiz, and Code Enforcement Officers Diaz, Loeffler, and Tobe.

**ABSENT:** Members: Smalldon

**SWEARING OF OFFICERS / WITNESSES:** **Code Enforcement Clerk 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:** July 17, 2025, Code Enforcement Board Meeting

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

**CASE NO 2025-00962**

OFFICER DIAZ	11001 ORANGESHIRE CT	MIRCHELLE ROSIE GRAHAM CATHERINE
Property in Compliance		

**CASE NO 2025-01964**

OFFICER LOEFFLER	1505 JEMIMA AVE	SAUCEDO PEREZ LEONARDO
Property in Compliance		

**CASE NO 2025-02066**

OFFICER DIAZ	298 SABINAL ST	VELAZQUEZ MAZARIEGOS OBEL OPEZ MIRIHAM
Property in Compliance		

**CASE NO 2025-02455**

OFFICER LOEFFLER	308 CENTER ST	MEDINA MARIA
Property in Compliance		

**CASE NO 2025-02485**

OFFICER DIAZ	18 W OAKLAND AVE	GODBY MARK A
Property in Compliance		

C. ORDER OF CONTINUANCE:

**CASE NO 2024-04597**

OFFICER LOEFFLER	1291 DUSTY PINE	BARSH JO A BARSH GERALD L
Continued to November 20, 2025		

**CASE NO 2025-02629**

OFFICER LOEFFLER	1204 WILLOW CREEK RD	GRACE JAIME E
Continued to September 18, 2025		

*Vice-Chair Lewis, seconded by Member Schultz, 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 2025-01838**

OFFICER TOBE	1411 PRARIE LAKE BLVD	DIAZ LUIZ FRASKELLY PERALTA ROSA N
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. – Installed A Pool and Pavers Without a Permit.

**Officer Tobe** presented the case and gave its history. He further explained that as of August 21, 2025, the property is still in non-compliance. The City asked for an Order of Compliance and Imposing by September 05, 2025, or thereafter to be fined \$50.00 per day, per violation, until found in compliance.

Member Fernandez, seconded by Member Schultz, moved that in Case #2025-01838, be Continued to the September 18, 2025, Code Board Meeting. Motion carried unanimously.

**CASE NO 2025-01988**

OFFICER TOBE	1826 PALMERSON CIR	MOTGOMERY STREET HOMES LLC
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. – Installed A Pool and Pavers Without a Permit.

**Officer Tobe** presented the case and gave its history. He further explained that as of August 21, 2025, the property is still in non-compliance. The City asked for an Order of Compliance and Imposing by September 05, 2025, or thereafter to be fined \$50.00 per day, per violation, until found in compliance.

Vice-Chair Lewis, seconded by Member Bikram, moved that in Case #2025-01988, the respondent be found in violation as cited as of June 10, 2025, and be given until September 05, 2025, to come into compliance or be fined \$50.00 per day, per violation, until found in compliance. Motion carried unanimously.

**CASE NO 2025-02148**

OFFICER DIAZ	2460 KENNOWAY CT	ASTURIAS MARIA M
Violation Cited: §108-23. I.		
Summary: §108-23. I. - Every window shall be substantially weathertight, watertight and rodentproof and shall be kept in sound working condition and good repair.		

**Observation:**

§108-23. I. – Broken Window Above the Front Door.

**Officer Diaz** presented the case and gave its history. She further explained that as of August 21, 2025, the property is still in non-compliance. The City asked for an Order of Compliance and Imposing by September 08, 2025, or thereafter to be fined \$50.00 per day, per violation, until found in compliance.

**Respondent Maria Asturias** advised that she was only informed of this violation a week ago due to being out of the country and advised that the window has been fixed as of this afternoon.

Member Fernandez, seconded by Vice-Chair Lewis, moved that in Case #2025-02148, be Continued to the September 18, 2025, Cde Board Meeting. Motion carried unanimously.

**CASE NO 2025-02208**

OFFICER DIAZ	423 CABALLERO RD	TORRES ANGELICA
Violation Cited: §6-4. H. (6)(a).		
Summary:		

§ 6-4. H. (6)(a). - No more than one commercial vehicle, under one and one-half-ton, allowed on the premises.

**Observation:**

§6-4. H. (6)(a). – Large Trailer Parked in the Front of the House.

**Officer Diaz** presented the case and gave its history. She further explained that as of August 21, 2025, the property is still in non-compliance. The City asked for an Order of Compliance and Imposing by September 08, 2025, or thereafter to be fined \$50.00 per day, per violation, until found in compliance.

*Member Lewis, seconded by Member Schultz, moved that in Case #2025-02208, the respondent be found in violation as cited as of June 25, 2025, and be given until September 08, 2025, to come into compliance or be fined \$50.00 per day, per violation, until found in compliance. Motion carried unanimously.*

**CASE NO 2025-02362**

OFFICER LOEFFLER	700 LAKEVIEW DR	MENDOZA JORGE MENDOZA BLANCA ESTELA
Violation Cited: §168-6. B. (1)., §165-3. A., & §115-3. A. (3).		
Summary: §168-6. B. (1). - No owner, private property, shall consent to the parking or storing of vehicles on non-improved surfaces of the property. §165-3. A. - No person shall keep any abandoned or junk vehicle on any public property or any private property. §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:**

§168-6. B. (1). – Vehicles Parked on Unsurfaced Front and Side Yards.

§165-3. A. – Untagged or Expired Tagged Vehicles Without Other Evidence of Abandonment.

§115-3. A. (3) – Junk, Trash, Debris, And Tall Weeds and Grass on the Property.

**Officer Loeffler** presented the case and gave its history. He further explained that as of August 21, 2025, the property is still in non-compliance. The City asked for an Order of Compliance and Imposing by September 05, 2025, or thereafter to be fined \$50.00 per day, per violation, until found in compliance.

*Member Schultz, seconded by Member Whittle, moved that in Case #2025-02362, the respondent be found in violation as cited as of July 08, 2025, and be given until September 18, 2025, to come into compliance or be fined \$50.00 per day, per violation, until found in compliance. Motion carried unanimously.*

**CASE NO 2025-02368**

OFFICER DIAZ	13 MAGNOLIA ST	BRADFORD WENDY LECLAIRE
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. – Installed A Fence Without the Required Permits.

**Officer Diaz** presented the case and gave its history. She further explained that as of August 21, 2025, the property is still in non-compliance. The City asked for an Order of Compliance and Imposing by September 08, 2025, or thereafter to be fined \$50.00 per day, per violation, until found in compliance.

**Respondent Cam Bradford** advised on March 20, 2025, he applied for a permit for the fence. He stated that he received two emails from the City indicating that his permit application had been conditionally approved. After receiving the first conditional approval email, he proceeded to tear down the original fence and install the new one. On April 16, he received a second conditional approval email. Three days later, he received another email from the City advising that his permit had been denied. He stated that he immediately visited the Building Department, where he was informed that he would need to apply for a variance. He requested that the City extend the compliance deadline beyond 30 days, as he understands the variance application process typically takes longer. He further advised that if his variance is not approved, he will remove the fence.

**Member Fernandez, seconded by Vice-Chair Lewis, moved that in Case #2025-02368, be Continued to the November 20, 2025, Code Board Meeting. Motion carried unanimously.**

**CASE NO 2025-02417**

OFFICER LOEFFLER	903 DOREEN AVE	LINZEY LINDA F LINZEY DAVID L
<p>Violation Cited: §165-3. A., &amp; §115-3. B.</p> <p>Summary:            §165-3. A. - No person shall keep any abandoned or junk vehicle on any public property or any private property.            §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.</p>		

**Observation:**

§165-3. A. – Has A Blue Truck with No Tag Parked on The Non-Surfaced Yard Grass with Tall Grass Around and Beneath.  
§115-3. B. – Overgrown Tall Grass and Weeds.

**Officer Loeffler** presented the case and gave its history. He further explained that as of August 21, 2025, the property is still in non-compliance. The City asked for an Order of Compliance and Imposing by September 05, 2025, or thereafter to be fined \$50.00 per day, per violation, until found in compliance.

**Respondent David Linzey** advised that he is dealing with medical issues but the grass has been mowed. He advised that the truck is sentimental but he is aware that he has to move it. He asked for two weeks to bring his property into compliance.

**Vice-Chair Lewis, seconded by Member Bikram, moved that in Case #2025-02417, the respondent be found in violation as cited as of July 14, 2025, and be given until September 18, 2025, to come into compliance or be fined \$50.00 per day, per violation, until found in compliance. Motion carried 5-1 with Member Whittle opposing.**

**CASE NO 2025-02455**

OFFICER DIAZ	200 LEE ST	WOMACK DANILE J WOMACK DEBORAH L
Violation Cited: §115-3. A. (3), §6-4. H. (6)(a). & §115-3. B.		

**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.

§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.

**Observation:**

§115-3. A. (3). – Trash And Debris in the Front of the Property.

§115-3. B. – Overgrown Grass and Weeds Throughout the Property.

**Officer Diaz** presented the case and gave its history. She further explained that as of August 21, 2025, the property is still in non-compliance. The City asked for an Order of Compliance and Imposing by September 08, 2025, or thereafter to be fined \$50.00 per day, per violation, until found in compliance.

**Respondent Karen Wilson** advised she is aware of the violations and when she visited the property on July 30<sup>th</sup> she believed the property to be cleaned and in compliance, however, after seeing the evidence she is now aware of the area of the property that is in violation, She stated that September 18<sup>th</sup> will be enough time for the property to be brought into compliance.

*Member Schultz, seconded by Member Lewis, moved that in Case #2025-02455, the respondent be found in violation as cited as of July 10, 2025, and be given until September 18, 2025, to come into compliance or be fined \$25.00 per day, per violation, until found in compliance. Motion carried unanimously.*

**BOARD COMMENTS**

**Member Whittle** advised he wanted to reconsider case 2025-02417 to offer a continuance over a compliance date.

**Member Schultz** stated she likes how the board is working with the community to give them the time to be brought into compliance.

**Vice-Chair Lewis** welcomed **Member Whittle** to the board.

Member Bikram also welcome **Member Whittle** to the board.

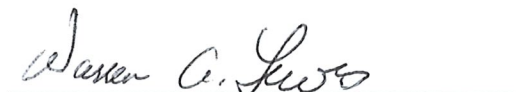
**Officer Diaz** announced she will be retiring in early September, and this will be her last Code Board Meeting. She additionally expressed her gratitude to the City after 25 years of service.

Meeting adjourned at 8:04 p.m.

ATTEST:

  
Maiya Decruiz, Code Enforcement Clerk

APPROVED:

  
Warren Lewis, Acting Chair