



OCOE CODE ENFORCEMENT BOARD

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

November 20, 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)
2025-02629 OFFICER LOEFFLER	2966 CARDASSI DR	MNSF II W1 LLC

C. ORDER OF CONTINUANCE

Case Number	Location	Respondent

• PUBLIC COMMENTS

• HEARINGS ON STATEMENT OF VIOLATIONS PURSUANT TO NOTICES OF HEARING

Case Number	Location	Respondent
2025-02629 OFFICER LOEFFLER	1204 WILLOW CREEK DR	GRACE JAMIE E
2025-03271 OFFICER LOEFFLER	900 FLEWELLING AVE	PATINO JUAN IGNACIO
2025-03278 OFFICER LOEFFLER	50 E SLIVER STAR RD	EMPIRE DEVELOPERS LLC
2025-03510 OFFICER LOEFFLER	205 FRANKLIN ST	MARTINEZ ISAIAS MARTINEZ SUSAN L

**Regular Code Enforcement Board
November 20, 2025**

2025-03597 OFFICER LOEFFLER	112 SPRING CREEK CIR	SFR XII NM ORLANDO OWNER 1 LP
2025-03664 OFFICER LOEFFLER	490 NOELWOOD CT	MACARENO MARIA CECILIA LIFE ESTATE REM: MARIA LUISA MACARENO 11.12%

• CASE RESOLUTION

Case Number	Location	Respondent
2025-02364 OFFICER LOEFFLER	13 MAGNOLIA ST	BRADFORD WENDY LECLAIRE

• 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
October 16, 2025

CALL TO ORDER

Vice Chair Lewis 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 Whittle** 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: Vice Chair Lewis, and Members Bikram, Fernandez, and Whittle.

Also present: Community Engagement Sergeant Munoz, Code Enforcement Clerk Decruiz, and Code Enforcement Officer Tobe.

ABSENT: Members: Chair Bandur, and Member Schultz and 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: August 21, 2025, Code Enforcement Board Meeting
- B. DISMISSAL OR COMPLIANCE: **Community Engagement Sergeant Munoz** presented the dismissals and compliances.

CASE NO 2025-01838

OFFICER TOBE	1411 PRAIRE LAKE BLVD	DIAZ LUIZ FRANKELLY PERALTA ROSE N
Property in Compliance		

- C. ORDER OF CONTINUANCE:

CASE NO 2025-01222

OFFICER LOEFFLER	611 N LAKEWOOD AVE	RENTAL HOME HOLDINGS LLC
Continued to November 20, 2025		

Member Fernandez, seconded by Member Whittle, 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 2025-02749

OFFICER TOBE	2525 DOVETAIL DR	CHERRY ARI MAYA
Violation Cited: § 168-4. A. (1)(16). 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.		

Observation:

§168-4. A. (1)(16). - Vehicle parked in side yard on grass

Officer Tobe presented the case and gave its history. He further explained that as of October 16, 2025, the property is still in non-compliance. The City asked for an Order of Compliance and Imposing by October 23, 2025, or thereafter to be fined \$50.00 per day, per violation, until found in compliance.

Member Fernandez, seconded by **Member Bikram**, moved that in Case #2025-02749, the respondent be found in violation as cited as of August 06, 2025, and be given until October 24, 2025, to come into compliance or be fined \$50.00 per day, per violation, until found in compliance. Motion carried unanimously.

CASE NO 2025-03159

OFFICER TOBE	1324 VICKERS LAKE DR	CLARKE SHARON CASSANOVE ORRIN
Violation Cited: §115-3. 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.		

Observation:

§115-3. B. - Overgrown Property.

Officer Tobe presented the case and gave its history. He further explained that as of October 16, 2025, the property came into compliance but, as the violation was a repeat violation The City asked for an Order of Imposing of \$100.00 flat fine.

Member Whittle, seconded by **Member Bikram**, moved that in Case #2025-03159, the respondent be found in violation as cited as of September 03, 2025, through September 10, 2025, and be fined \$100.00. Motion carried 3-1 with **Member Fernandez** opposing.

BOARD COMMENTS:

None.

Meeting adjourned at 7:18 p.m.

ATTEST:

Maiya Decruiz, Code Enforcement Clerk

APPROVED:

Joe Bandur, Chair