

**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:**

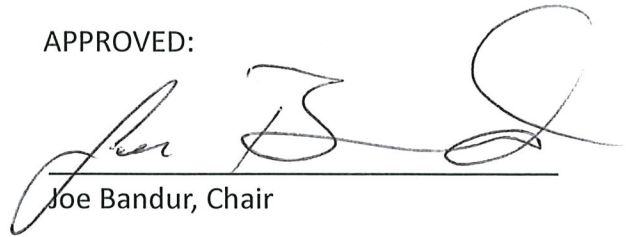
None.

Meeting adjourned at 7:18 p.m.

ATTEST:

  
Malva Decruiz, Code Enforcement Clerk

APPROVED:

  
Joe Bandur, Chair