

OCOEE CODE ENFORCEMENT BOARD

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

December 18, 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)
2025-03074 OFFICER TOBE	499 S LAKEWOOD AVE	IVY EDWIN R II
2025-03278 OFFICER LOEFFLER	50 E SILVER STAR RD	EMPIRE DEVELOPERS LLC
2025-3510 OFFICER LOEFFLER	205 FRANKLIN ST	MARTINEZ ISAIAS MARTINEZ SUSAN L
2025-04016 OFFICER TOBE	2424 LAUREL BLOSSOM CIR	SRP SUB LLC

C. ORDER OF CONTINUANCE

Case Number	Location	Respondent
2025-04029 OFFICER LOEFFLER	309 PHYLLIS ST	SMITH DAVID MARK SMITH JULIE ANN

• PUBLIC COMMENTS

• HEARINGS ON STATEMENT OF VIOLATIONS PURSUANT TO NOTICES OF HEARING

Case Number	Location	Respondent
2025-01855 OFFICER LOEFFLER	58 W CIRCLE KEY	RIVERA MARICELA RIVERA RUTILIA

2025-03085 OFFICER TOBE	307 BAY ST	HICKES BIBI WAHEEDA
2025-03635 OFFICER LOEFFLER	885 MARLENE DR	CHEN CHENG TED
2025-03817 OFFICER LOEFFLER	1303 WILLOW CREEK DR	NIETO MARIA C

• **CASE RESOLUTION**

Case Number	Location	Respondent

• **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
November 20, 2025**

CALL TO ORDER

Chair Bandur called the Code Enforcement Board regular meeting to order at 7:03 p.m. in the Commission Chambers of City Hall, located at 1 N Bluford Ave, Ocoee, Florida.

INVOCATION: **Member Schultz** 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, and Members, Fernandez, Schultz, and Whittle.

Also present: Board Attorney Skip Fowler, Community Engagement Sergeant Munoz, Code Enforcement Clerk Decruiz, and Code Enforcement Officer Loeffler and Holmes.

ABSENT: Members: Vice Chair Lewis, Member Bikram 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: October 16, 2025, Code Enforcement Board Meeting

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

CASE NO 2025-03047

OFFICER LOEFFLER	2966 CARDASSI DR	MNSF II W1 LLC
Property in Compliance		

CASE NO 2025-03271

OFFICER LOEFFLER	900 FLEWELLING AVE	PATINO JUAN IGNACIO
Property in Compliance		

CASE NO 2025-03597

OFFICER LOEFFLER	112 SPRING CREEK	SFR XII NM ORLANDO OWNER 1 LP
Property in Compliance		

C. ORDER OF CONTINUANCE:

CASE NO 2025-03278

OFFICER LOEFFLER	50 E SLIVER STAR	EMPIRE DEVELOPERS LLC
Continued to December 18, 2025		

CASE NO 2025-03510

OFFICER LOEFFLER	205 FRANKLIN ST	MARTINEZ ISAIAS MARTINEZ SUSAN L
Continued to December 18, 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 2025-02629

OFFICER LOEFFLER	1204 WILLOW CREEK RD	GRACE JAIME E
Violation Cited: §108-35. & §108-39. C. Summary: §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 §108-39. C. - Vacating of declared building. Any building or structure condemned as unfit for human occupancy or occupation and so designated and placarded by the Building Official or his designee or by the designee of the Code Enforcement Board shall be vacated immediately after notice of such condemnation has been given to the owner and the occupant of the building or structure.		

Observation:

§108-35. - Property Is Dangerous to Public Health and Safety, Uninhabitable for Human Occupancy.

§108-39. C. - Official Notice to Vacate.

Officer Loeffler presented the case and gave its history. He further explained that as of November 20, 2025, the property is still in non-compliance and now the property is a public nuisance. The City asked to demolish the property.

Member Schultz, seconded by Member Fernandez, moved that in Case #2025-02629, the respondent be found in violation as cited as of August 11, 2025, and authorize the City to abate the property through demolish and assess the cost of abatement against the property.

CASE NO 2025-03664

OFFICER LOEFFLER	490 NOELWOOD CT	MACARENO MARIA CECILIA LIFE ESTATE REM: MARIA LUISA MACAREN 11.12%
<p>Violation Cited: §143-27. A., §51-13., §168-6. B. (1)., §115-3. A. (3)., §6-4. H. (6)(a)., & §168-4. A. (1) (16).</p> <p>Summary:</p> <p>§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.</p> <p>§51-13. - It shall be a violation to do work related to construction without first obtaining a permit.</p> <p>§168-6. B. (1). - No owner, private property, shall consent to the parking or storing of vehicles on non-improved surfaces of the property.</p> <p>§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.</p> <p>§6-4. H. (6)(a). - No more than one commercial vehicle, under one and one-half-ton, allowed on the premises.</p> <p>§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.</p>		

Observation:

- §143-27. A. – Trash Can Place in A Prohibited Area.
- §51-13. – Unpermitted Construction in the Backyard.
- §168-6. B. (1). – Vehicles Parked on The Unsurfaced Yard.
- §115-3. A. (3). – Junk, Trash, Debris, Such As Tires, Wheels, Equipment Littering the Yard.
- §6-4. H. (6)(a). – Trailer Parked in a Prohibited Area.
- § 168-4. A. (1) (16). – Vehicles Parked On the Grass and Right-Of-Way.

Officer Loeffler presented the case and gave its history. He further explained that as of November 20, 2025, the property is still in non-compliance for §51-13 and §6-4. H. (6)(a), however the property is in compliance with the remaining violations. The City asked for an Order of Compliance and Imposing by December 05, 2025, or thereafter to be fined \$100.00 per day, per violation, until found in compliance.

Member Fernandez, seconded by Member Shultz, moved that in Case #2025-03664, the respondent be found in violation as cited as of October 09, 2025, and be given until December 20, 2025, to come into compliance or be fined \$50.00 per day, per violation, until found in compliance. Motion carried unanimously.

CASE RESOLUTION

CASE NO 2025-02368

OFFICER LOEFFLER	13 MAGNOLIA ST	BRADFORD WENDY LECLAIRE
<p>Violation Cited: §51-13.</p> <p>Summary:</p> <p>§51-13. - It shall be a violation to do work related to construction without first obtaining a permit.</p>		

Observation:

- §51-13. – Installed A Fence Without the Required Permits.

Officer Loeffler explained that as of November 20, 2025, the property is still in non-compliance. The City asked for an Order of Compliance and Imposing by December 05, 2025, or thereafter to be fined \$100.00 per day, per violation, until found in compliance.

Member Whittle moved that in Case #2025-02368, the respondent be found in violation as cited as of August 06, 2025, and be given until December 11, 2025, to come into compliance or be fined \$100.00 per day, per violation, until found in compliance. Motion died to lack of second.

Member Fernandez, seconded by **Member Schultz**, moved that in Case #2025-02368, the respondent be found in violation as cited as of August 06, 2025, and be given until December 11, 2025, to come into compliance or be fined \$50.00 per day, per violation, until found in compliance. Motion carried unanimously.

BOARD COMMENTS

Member Schultz asked if there will be a December meeting.

Chair Bandur and **Member Fernandez** wished everyone a Happy Thanksgiving.

Board Attorney Fowler wished everyone a Merry Christmas.

Community Engagement Sergeant Munoz introduced new Code Enforcement Officer Holmes.

Chair Bandur announced **Board Attorney Fowler's** retirement.

Meeting adjourned at 7:44 p.m.

ATTEST:

APPROVED:

Maiya Decruiz, Code Enforcement Clerk

Joe Bandur, Chair