

OCOEE CODE ENFORCEMENT BOARD

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

February 19, 2026

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)
2025-04434 OFFICER LOEFFLER	502 NICOLE BLVD	CASTILLO JAVIER

C. ORDER OF CONTINUANCE

Case Number	Location	Respondent
2025-03919 OFFICER TOBE	513 E LAKESHORE DR	VOURIOTIS SPEROS WHITTEN KIMBERLY
2025-03920 OFFICER LOEFFLER	1500 LADY AVE	HARRIS DUANE L HARRIS DEA M
2025-04074 OFFICER TOBE	2118 NEW VICTOR RD	TON THAT H CAO TUAN H
2025-04078 OFFICER TOBE	405 ABBEYRIDGE CT	COLLEEN M BESSELIEVRE REVOCABLE TRUST
2025-04338 OFFICER TOBE	1236 HAWTHORNE COVE DR	LEIN K LUONG

• PUBLIC COMMENTS

• HEARINGS ON STATEMENT OF VIOLATIONS PURSUANT TO NOTICES OF HEARING

Case Number	Location	Respondent
2025-04149 OFFICER LOEFFLER	296 E GENEVA ST	JENNER MELVIN S JR
2025-04396 OFFICER LOEFFLER	1207 OAKWOOD LN	BELDOR MARIE K
2025-04443 OFFICER LOEFFLER	904 ALASKA DR	CSMA BLT LLC
2026-00056 OFFICER LOEFFLER	1704 ADAIR ST	I & K TRUST
2026-00065 OFFICER LOEFFLER	32 COQUINA KEY DR	FOUNDATION RENTALS LLC

• **CASE RESOLUTION**

Case Number	Location	Respondent
2025-01222 OFFICER LOEFFLER	611 N LAKEWOOD AVE	RENTAL HOME HOLDING LLC

• **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
December 18, 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 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: Chair Bandur, Vice Chair Lewis, and Members Bikram, Schultz, and Whittle.

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

ABSENT: Members: Fernandez 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: November 20, 2025, Code Enforcement Board Meeting

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

CASE NO 2025-01855

OFFICER LOEFFLER	58 W CIRCLE KEY	RIVERA MARICELA RIVERA RUTILIA
Property in Compliance		

CASE NO 2025-03074

OFFICER TOBE	499 S LAKEWOOD AVE	IVY EDWIN R II
Property in Compliance		

CASE NO 2025-03278

OFFICER LOEFFLER	50 E SILVER STAR	EMPIRE DEVELOPERS LLC
Property in Compliance		

CASE NO 2025-03510

OFFICER LOEFFLER	205 FRANKLIN ST	MARTINEZ ISAIAS MARTINEZ SUSAN L
Property in Compliance		

CASE NO 2025-03817

OFFICER LOEFFLER	1303 WILLOW CREEK DR	NIETO MARIA C
Property in Compliance		

CASE NO 2025-04016

OFFICER TOBE	2424 LAUREL BLOSSOM CIR	SRP SUB LLC
Property in Compliance		

C. ORDER OF CONTINUANCE:

CASE NO 2025-04029

OFFICER LOEFFLER	309 PHYLLIS ST	SMITH DAVID MARK SMITH JULIE ANN
Continued to January 15, 2026		

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 2025-03085

OFFICER TOBE	307 BAY ST	HICKES BIBI WAHEEDA
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 Rood Without a Permit.

Officer Tobe presented the case and gave its history. He further explained that as of December 18, 2025, the property is still in non-compliance. The City asked for an Order of Compliance and Imposing by January 07, 2026, or thereafter to be fined \$100.00 per day, per violation, until found in compliance.

Member Schultz, seconded by Vice-Chair Lewis, moved that in Case #2025-03085, the respondent be found in violation as cited as of September 30, 2025, and be given until January 07, 2026, to come into compliance or be fined \$100.00 per day, per violation, until found in compliance. Motion carried unanimously.

CASE NO 2025-03635

OFFICER LOEFFLER	885 MARLENE DR	CHEN CHENG TED
<p>Violation Cited: §143-27. A. & §165-3. A.</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. §165-3. A. – No person shall keep any abandoned or junk vehicle on any public property or any private property.</p>		

Observation:

§143-27. A. – Trash Can Left in a Prohibited Location During Non-Collection Time.

§165-3. A. – Inoperable Vehicle with No Tag, Presumptive Evidence of Abandonment and Parked on the Grass.

Officer Loeffler presented the case and gave its history. He further explained that as of December 18, 2025, the property had come into compliance for §143-27. A., however, it is still in non-compliance for §165-3. A. The City asked for an Order of Compliance and Imposing by January 02, 2026, or thereafter to be fined \$100.00 per day, per violation, until found in compliance.

Vice-Chair Lewis, seconded by Member Whittle, moved that in Case #2025-03635, the respondent be found in violation as cited as of October 22, 2025, and be given until January 02, 2026, to come into compliance or be fined \$100.00 per day, per violation, until found in compliance. Motion carried unanimously.

BOARD COMMENTS

All members wished everyone a happy holiday.

Chair Bandur expressed gratitude and appreciation for **Mayor Johnson** and **Chief Ogburn** for attending.

Chief Ogburn stated he plans to attend more Code Board Hearings in the new year.

Mayor Johnson expressed a desire for stricter enforcement and the imposition of higher fines.

Meeting adjourned at 7:19 p.m.

ATTEST:

Maiya Decruiz, Code Enforcement Clerk

APPROVED:

Joe Bandur, Chair