

OCOEE CODE ENFORCEMENT BOARD

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

April 16, 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)
2025-04232 OFFICER LOEFFLER	226 SECURITY CIR	RAMIREZ IVAN
2026-00026 OFFICER TOBE	1425 PRARIE LAKE BLVD	SMID ANDREW J LIFE ESTATE SMID TIFFANY L LIFE ESTATE
2026-00106 OFFICER LOEFFLER	1301 WILLOW CREEK DR	GOATES ROBERT A GOATES BETH I
2026-0555 OFFICER LOEFFLER	213 S KISSIMMEE AVE	HERNANDEZ DOROTEO

C. ORDER OF CONTINUANCE

Case Number	Location	Respondent

• PUBLIC COMMENTS

• HEARINGS ON STATEMENT OF VIOLATIONS PURSUANT TO NOTICES OF HEARING

Case Number	Location	Respondent
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2024-03865 OFFICER LOEFFLER	STONEGATE DR	HOA PRESIDENT STEVEN BRESSLER & PRESERVE AT CROWN POINT HOMEOWNERS ASSN INC
2025-04380 OFFICER LOEFFLER	322 LITTLE ASPEN CT	BARAJAS MARIA BARAJAS ANTONIO
2025-04382 OFFICER TOBE	2782 GRAPEVINE CRST	MORINVIL GUERLINE JOSEPH JOSE
2026-00368 OFFICER TOBE	109 COQUINA KEY DR	HARPER EMMETT DEAN
2026-00486 OFFICER TOBE	2525 DOVETAIL DR	CHERRY ARI MAYA
2026-00532 OFFICER LOEFFLER	476 LITTLE ROCK ST	WALLS EDWARD
2026-00615 OFFICER CADY	401 HAGER DR	WILLIAM AND CARMEN CRUZ REVOCABLE TRUST
2026-00638 OFFICER CADY	2003 NANCY ANN TER	NILPARI R E INVESTMENTS LLC
20266-0741 OFFICER CADY	828 HAMMOCKS DR	LANEY VICTORIA J

• 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
March 19, 2026

CALL TO ORDER

Chair Bandur called the Code Enforcement Board regular meeting to order at 7:14 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, Vice Chair Lewis, and Members, Fernandez, and Schultz.

Also present: Sergeant Rodriguez, Code Enforcement Clerk Decruiz, and Code Enforcement Officers Cady, Loeffler and Tobe.

ABSENT: Members: Bikram, Smalldon, and Whittle.

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: February 19, 2026, Code Enforcement Board Meeting

B. DISMISSAL OR COMPLIANCE: **Sergeant Rodriguez** presented the dismissals and compliances.

CASE NO 2025-03833

OFFICER LOEFFLER	409 LITTLE SPRING HILL	ACEVEDO GLORIBEL
Property in Compliance		

CASE NO 2025-03981

OFFICER TOBE	2534 GREAT BIRCH DR	PHILLIPS SCOTT A PHILLIPS LADY MARCELA
Property in Compliance		

CASE NO 2025-04078

OFFICER TOBE	405 ABBEYRIDGE CT	COLLEEN M BESSELIEVRE REVOCABLE TRUST
Property in Compliance		

CASE NO 2025-04333

OFFICER LOEFFLER	488 NOELWOOD CT	MNF III W1 LLC
Property in Compliance		

CASE NO 2026-00056

OFFICER LOEFFLER	1704 ADAIR ST	I & K TRUST
Case Dismissed		

Vice-Chair Lewis, seconded by Member Fernandez, moved that the consent agenda be accepted as presented. Motion carried unanimously.

C. ORDER OF CONTINUANCE: None

COMMENTS FROM CITIZENS: None.

HEARINGS ON STATEMENT OF VIOLATIONS PURSUANT TO NOTICES OF HEARINGS

Member Schultz, seconded by Member Fernandez, moved that Cases #2025-03901, #2025-03919, and #2025-04074 be moved to the beginning of the agenda and then revert to the original agenda with Case #2024-04356 and all subsequent cases. Motion carried unanimously.

CASE NO 2025-03901

OFFICER LOEFFLER	1507 TANGERWOOD CT	HUGHES RANDY C HUGHES ANGELA L
Violation Cited: §165-3. A. Summary: §165-3. A. – No person shall keep any abandoned or junk vehicle on any public property or any private property.		

Observation:

§165-3. A. – Inoperable White Truck with No Tag Parked on the Front Side Yard / Grass.

Officer Loeffler presented the case and gave its history. He further explained that as of March 19, 2026, the property is still in non-compliance. The City asked for an Order of Compliance and Imposing by April 03, 2026, or thereafter to be fined \$150.00 per day, per violation, until found in compliance.

Respondent Randy Hudes explains he has some medical issues, but he needs 60 days to come into compliance. After further discussion He advised he could also come into compliance within 30 days.

Member Fernandez, seconded by Member Schultz, moved that in Case #2025-03901, the respondent be found in violation as cited as of January 05, 2026, and be given until May 03, 2026, to come into compliance or be fined \$100.00 per day, per violation, until found in compliance. Motion carried unanimously.

CASE NO 2025-03919

OFFICER TOBE	513 E LAKESHORE DR	VOURIOTIS SPEROS WHITTEN KIMBERLY
<p>Violation Cited: §115-3. A. (1).</p> <p>Summary: §115-3. A. (1). – No person shall allow the existence or accumulation of any Junk or Debris classified as a nuisance or menace to public health, safety and welfare.</p>		

Observation:

§115-3. A. (1). – A Falling Tree on a Property and in the Lake.

Officer Tobe presented the case and gave its history. He further explained that as of March 19, 2026, the property is still in non-compliance. The City asked for an Order of Compliance and Imposing by April 03, 2026, or thereafter to be fined \$150.00 per day, per violation, until found in compliance.

Respondent Speros Vouriotis explained that the trees fell during a storm last October and the tree limb in violation had come from a neighbor’s yard but left on his property. He further explained that he currently does not have the resources to remove the tree as he is currently being quoted upward of \$20,000 by tree-removal companies. Additionally, he advised he has filed a claim with his insurance and is waiting on them and that his public adjuster is aware he has a code enforcement case. He asked for more than 15 days to come into compliance.

Member Schultz, seconded by Vice-Chair Lewis, moved that in Case #2025-03919, the respondent be found in violation as cited as of December 22, 2025, and be given until May 03, 2026, to come into compliance or be fined \$150.00 per day, per violation, until found in compliance. Motion failed due to it carrying 2-2, with Member Fernandez and Vice-Chair Lewis opposing.

Member Fernandez, seconded by Member Schultz, moved that case #2025-03919, be Continued to the May 18, 2026 hearing. Motion carried 3-1, with Chair Bandur opposing.

CASE NO 2025-04074

OFFICER TOBE	2118 NEW VICTOR RD	TON THAT H CAO TUAN H
<p>Violation Cited: §45-13. A.</p> <p>Summary: §45-13. A. – No person shall cut down, destroy, remove, move, or damage any protected tree on private premises, or authorize such work, without first obtaining a permit from the Building Department.</p>		

Observation:

§45-13. A. – Cut Down a Tree Without a Permit.

Officer Tobe presented the case and gave its history. He further explained that as of March 19, 2026, the property is still in non-compliance. The City asked for an Order of Compliance and Imposing by April 03, 2026, or thereafter to be fined \$100.00 per day, per violation, until found in compliance.

Respondent That Cao Vi Ton stated he was helping his dad to take this tree down and he was approached by a contractor

to remove the tree. He advised that he looked into a permit from the HOA, but he overlooked the part of the permit for the City. He was not aware that he could apply for an after-the-fact permit. He additionally advised they were waiting for the hearing to get clarification on their next steps.

Member Fernandez, seconded by Vice-Chair Lewis, moved that in Case #2025-04074, the respondent be found in violation as cited as of December 18, 2025, and be given until April 03, 2026, to come into compliance or be fined \$100.00 per day, per violation, until found in compliance. Motion carried unanimously.

CASE NO 2024-04356

OFFICER LOEFFLER	284 N LAKESHORE DR	MASIH-DAS SAVITRI
<p>Violation Cited: §108-35.</p> <p>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</p>		

Observation:

§ 108-35. – Unsafe, Unsanitary Structure with Junk, Debris, And Trash Littering the Property. In Addition, Multiple Minimum Housing Code Violation Including Windows, Doors, Electrical, Plumbing, Ventilations, Ceilings, Walls, Wastewater and Flooring.

Officer Loeffler presented the case and gave its history. He further explained that as of March 19, 2026, the property is still in non-compliance. The City asked for an Order of Compliance and Imposing by April 18, 2026, or thereafter to be fined \$250.00 per day, per violation, until found in compliance. Additionally, the City has indicated that if the property remains non-compliant and becomes vacant, it may proceed with a demolition or a removal of junk and debris through abatement.

Member Fernandez, seconded by Member Schultz, moved that in Case #2024-04356, the respondent be found in violation as cited as of December 22, 2024, and be given until April 18, 2026, to come into compliance or be fined \$250.00 per day, per violation; and further, in the event that the property becomes vacant, authorizes the City to abate the property and address the cost to the fine, Motion carried unanimously.

CASE NO 2025-03920

OFFICER LOEFFLER	1500 LADY AVE	HARRIS DUANE L HARRIS DEA M
<p>Violation Cited: §108-23. J.</p> <p>Summary: §108-23. J. – Window sashes shall be fully supplied with glass window panes or an approved substitute which are without open cracks or holes</p>		

Observation:

§108-23. J. – Front Window Was Shattered with Dangerous Shards Hanging and the Window Was Covered with Plywood.

Officer Loeffler presented the case and gave its history. He further explained that as of March 19, 2026, the property is

still in non-compliance. The City asked for an Order of Compliance and Imposing by April 03, 2026, or thereafter to be fined \$150.00 per day, per violation, until found in compliance.

Member Schultz, seconded by **Vice-Chair Lewis**, moved that in Case #2025-03920, the respondent be found in violation as cited as of December 03, 2025, and be given until April 03, 2026, to come into compliance or be fined \$150.00 per day, per violation, until found in compliance. Motion carried unanimously.

CASE NO 2025-04149

OFFICER LOEFFLER	296 E GENEVA ST	JENNER MELVIN S JR
Violation Cited: §5-1. E.(1)(a).		
Summary: §5-1. E.(1)(a). – No land shall hereafter be used or occupied unless in conformity with all of the regulations herein specified for the district in which it is located.		

Observation:

§5-1. E.(1)(a). – RV, Trailer W/ Boat and Food Truck Parked on Vacant Land.

Officer Loeffler presented the case and gave its history. He further explained that as of March 19, 2026, the property is still in non-compliance. The City asked for an Order of Compliance and Imposing by April 03, 2026, or thereafter to be fined \$150.00 per day, per violation, until found in compliance.

Respondent Melvin Jenner advised that he has been at his property for 25 years and he has stored his camper in the empty lot next to his property for the past 20 years. He advised he does not understand what the issue is, especially when other properties like the one in the mayor’s neighborhood look worse than his and they do not have a violation. He additionally advised that he understood when he had the food truck and boat on his property that he would consider storing, but that should not be the case anymore as it is just his camper left.

Member Schultz, seconded by **Member Fernandez**, moved that case #2025-04149, be Continued to the April 16, 2026, hearing. Motion carried unanimously.

CASE NO 2026-00366

OFFICER LOEFFLER	1614 MONA AVE	SUMMIT XV HOLDINGS LLC
Violation Cited: §108-23. Q.		
Summary: §108-23. Q. – Accessory structures. Garages, storage buildings, and all other accessory structures shall be maintained and kept in good repair and sound structural condition.		

Observation:

§108-23. Q. – A Broken, Dilapidated, Falling and/or Leaning Chain-Link Fence.

Officer Loeffler presented the case and gave its history. He further explained that as of March 19, 2026, the property is still in non-compliance. The City asked for an Order of Compliance and Imposing by April 03, 2026, or thereafter to be fined \$150.00 per day, per violation, until found in compliance.

Member Fernandez, seconded by Vice-Chair Lewis, moved that in Case #2026-00366, the respondent be found in violation as cited as of February 26, 2026, and be given until April 08, 2026, to come into compliance or be fined \$150.00 per day, per violation, until found in compliance. Motion carried unanimously.

CASE NO 2026-00391

OFFICER LOEFFLER	2008 PAULA MICHELLE CT	A3 ESTATES LP
<p>Violation Cited: §6-4. H.(6)(b). & §115-3. A. (1).</p> <p>Summary: §6-4. H.(6)(b). – Trailers of all types shall not be parked or stored for more than 48 hours in a residential district unless it is located behind the front yard building line and screened with a six-foot high opaque fence with a gate. §115-3. A. (1). – No person shall allow the existence or accumulation of any Junk or Debris classified as a nuisance or menace to public health, safety and welfare.</p>		

Observation:

§6-4. H.(6)(b). – Trailer Parked or Stored in a Prohibited Location.
 §115-3. A. (1). – Junk And Debris; Including Furniture, Tools. Equipment, Boxes and Tables in the Front of the Property.

Officer Loeffler presented the case and gave its history. He further explained that as of March 19, 2026, the property is still in non-compliance. The City asked for an Order of Compliance and Imposing by April 03, 2026, or thereafter to be fined \$150.00 per day, per violation, until found in compliance.

Vice-Chair Lewis, seconded by Member Fernandez, moved that in Case #2026-00391, the respondent be found in violation as cited as of February 26, 2026, and be given until April 03, 2026, to come into compliance or be fined \$150.00 per day, per violation, until found in compliance. Motion carried unanimously.

CASE RESOLUTION

CASE NO 2025-01222

OFFICER LOEFFLER	611 N LAKEWOOD AVE	RENTAL HOME HOLDINS LLC
<p>Violation Cited: §108-35.</p> <p>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</p>		

Observation:

§108-35. - Unsafe Structure with Junk and Debris Littering the Property.

Officer Loeffler explained that as of March 19, 2026, the property is still in non-compliance. The City asked to demolish the property.

Vice-Chair Lewis, seconded by Member Schultz, moved that in Case #2025-01222, the respondent be found in violation as cited as of April 28, 2025, and authorize the City to abate the property through demolition and assess the cost of abatement against the property.

BOARD COMMENTS

Vice-Chair Lewis and **Members Fernandez** and **Schultz** stated that if this is to be the last Code Board meeting they are grateful for the Code Officers, Staff, and fellow board members.

Chair Bandur shared the same sentiment but additionally stated that he hopes the Commissioners and Mayor will rethink over their decision to end the Code Board and that one of the issues of them not reaching quorum is due to them not having enough members.

Meeting adjourned at 8:48 p.m.

ATTEST:

Maiya Decruiz, Code Enforcement Clerk

APPROVED:

Joe Bandur, Chair