

OCOEE CODE ENFORCEMENT BOARD

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

May 21, 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)
2025-03919 OFFICER TOBE	513 E LAKESHORE DR	VOURIOTIS SPEROS WHITTEN KIMBERLY
2026-00704 OFFICER TOBE	631 ORANGE AVE	AWAHIR ARNOLD LUTCHMAN ANNE MARIE RAWATI
2026-00706 OFFICER TOBE	609 SULLIVAN AVE	GAONA PAULINO SOTO MUNOS ROMERO MARIA ELENA

C. ORDER OF CONTINUANCE

Case Number	Location	Respondent

•PUBLIC COMMENTS

•HEARINGS ON STATEMENT OF VIOLATIONS PURSUANT TO NOTICES OF HEARING

Case Number	Location	Respondent

**Regular Code Enforcement Board
May 21, 2026**

2024-03865 OFFICER LOEFFLER	STONEGATE DR	HOA PRESIDENT STEVEN BRESSLER & PRESERVE AT CROWN POINT HOMEOWNERS ASSN INC
2024-04597 OFFICER LOEFFLER	1291 DUSTY PINE DR	BARSH JO A BARSH GERALD L
2026-00253 OFFICER LOEFFER	991 DESERT CANDLE DR	JONES TIMOTHY RAY JR JONES ASEANIA BRANDI CARTER
2026-00256 OFFICER LOEFFLER	1223 BLUE SPRING CT	ORTIZ ERIKA Y HERRERA VICTOR H
2026-00347 OFFICER LOEFFLER	324 WURST RD	SMITH DRAKE A
2026-00354 OFFICER LOEFFLER	304 Highbrooke Blvd	SILVA THAYSA RUY SILVA CARLOS FERNANDO
2026-00390 OFFICER TOBE	1610 PRARIE LAKE BLVD	ARMSTRONG GARTH R
2026-00464 OFFICER LOEFFLER	916 MARLENE DR	RICHARD MICHELLE
2026-00682 OFFICER CADY	31 COQUINA KEY DR	FOUNDATION RENTALS LLC
2026-00689 OFFICER CADY	1509 LADY AVE	ZEPEDA-MARTINEZ DIEGO
2026-00740 OFFICER CADY	2885 CULLENS CT	ALCIUS WIKENDER ALCIUS JEAN MARY AMELIA
2026-0794 OFFICER LOEFFLER	1109 SABRINA DR	MINHAS INVESTMENTS LLC
2026-00823 OFFICER CADY	10 PINE KEY CT	FOUNDATION RENTALS LLC
2026-00872 OFFICER CADY	2 S BLUFORD AVE	S & T MOON LLC

**Regular Code Enforcement Board
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2026-0942 OFFICER LOEFFLER	706 MALCOM RD	MANZANO JESUS LIFE ESTATE REM: MARIA DEL RAYO PATRICIA MANZANO-NIETO
2026-00978 OFFICER CADY	809 DOREEN AVE	SEVAL LLC
2026-01107 OFFICER TOBE	145 S BLUFORD AVE	GUYADEEN KEVIN LU JESSICA
2026-01108 OFFICER LOEFFLER	124 PERIWINKLE KEY DR	TORRES GALVAN ERNESTO MEDINA CAPISTRAN ROCIO
2026-01128 OFFICER LOEFFLER	109 SECURITY CIR	MIRANDA AGUILAR DOYLI JOHANA MIRANDA AGUILAR JENDELY ANNELY

• CASE RESOLUTION

D.

Case Number	Location	Respondent
2025-04149 OFFICER LOEFFLER	296 E GENEVA ST	JENNER MELVIN S JR
2026-00532 OFFICER LOEFFER	476 LITTLE ROCK ST	WALLS EDWARD

• HEARING ON AUTHORIZATION TO FORECLOSE LIEN

E.

Case Number	Location	Respondent
2008-00042 SGT. RODRIGUEZ	728 N LAKESHORE DR	HARMON ANTONIO D

• BOARD COMMENTS

• ADJOURNMENT

**Regular Code Enforcement Board
May 21, 2026**

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
April 16, 2026

CALL TO ORDER

Chair Bandur called the Code Enforcement Board regular meeting to order at 7:01 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 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, Schultz, and Whittle.

Also present: Lieutenant Olson Code Enforcement Clerk Decruiz, and Code Enforcement Officers Cady, Loeffler, and Tobe.

ABSENT: None

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: March 19, 2026, Code Enforcement Board Meeting
- B. DISMISSAL OR COMPLIANCE: **Support Services Lieutenant Olson** presented the dismissals and compliances.

CASE NO 2025-04232

OFFICER LOEFFLER	226 SECURITY CIR	RAMIREZ IVAN
Property in Compliance		

CASE NO 2026-0026

OFFICER TOBE	1425 PRARIE LAKE BLVD	SMID ADNREW J LIFE ESTATE SMID TIFFNY L LIFE ESTATE
Property in Compliance		

CASE NO 2026-00106

OFFICER LOEFFLER	1301 WILLOW CREEK RD	GOATES ROBERT A GOATES BETH I
Property in Compliance		

CASE NO 2026-00555

OFFICER LOEFFLER	213 KISSIMMEE AVE	HERNANDEZ DOROTEO
Property in Compliance		

CASE NO 2026-00486

OFFICER TOBE	2525 DOVETAIL DR	CHERRY ARI MAYA
Property in Compliance		

CASE NO 2026-00615

OFFICER LOEFFLER	401 HAGER DR	WILLIAM AND CARMEN CRUZ REVOCABLE TRUST
Property in Compliance		

CASE NO 2026-00638

OFFICER LOEFFLER	2003 NANCY ANN TER	NILPARI R E INVESTMENTS LLC
Property in Compliance		

C. ORDER OF CONTINUANCE: None

Vice-Chair Lewis, seconded by Member Fernandez, 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 2024-03865

OFFICER LOEFFLER	STONEGATE DR	HOA PRESIDENT STEVEN BRESSLER & PRESERVE AT CROWN POINT HOMEOWNERS ASSN INC
Violation Cited: §45-13. A.		
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.		

Observation:

§45-13. A. – Removed Trees Without an Arborist Report or Replacing the Trees.

Officer Loeffler presented the case. The City asked for the case to be continued until the next hearing date.

Vice-Chair Lewis, seconded by Member Fernandez, moved that case #2024-03865, be Continued to the May 21, 2026, hearing. Motion carried unanimously.

CASE NO 2025-04380

OFFICER LOEFFLER	322 LITTLE ASPEN CT	BARAJAS ANTONIO BARAJAS MARIA
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. – Building a Fence Without a Permit.

Officer Loeffler presented the case and gave its history. He further explained that as of April 16, 2026, the property is still in non-compliance. The City asked for an Order of Compliance and Imposing by May 01, 2026, or thereafter to be fined \$100.00 per day, per violation, until found in compliance.

Member Fernandez, seconded by Member Schultz, moved that in Case #2025-04380, the respondent be found in violation as cited as of January 19, 2026, and be given until May 01, 2026, to come into compliance or be fined \$100.00 per day, per violation, until found in compliance. Motion carried unanimously.

CASE NO 2025-04382

OFFICER TOBE	2782 GRAPEVINE CRST	MORINVIL GUERLINE JOSEPH JOSE
Violation Cited: §51-13. & §51-13. Summary: §51-13. – It shall be a violation to do work related to construction without first obtaining a permit. §51-13. – It shall be a violation to do work related to construction without first obtaining a permit.		

Observation:

§51-13. – Installed a Utility Shed Without a Permit.

§51-13. – Installed a Fence Without a Permit.

Officer Tobe presented the case and gave its history. He further explained that as of April 16, 2026, the property is still in non-compliance. The City asked for an Order of Compliance and Imposing by May 01, 2026, or thereafter to be fined \$100.00 per day, until found in compliance.

Respondent Jose Joseph explained that he has applied for fence permit, however he was advised in order to pass the final inspection he would be required to replace the grass on his property. He states that he was waiting for the weather to get warmer before replacing the sod and it should be done within the next few weeks. When asked about the shed permit he advised he was told if his shed was not higher than his fence and it cannot be seen that he would not need a shed permit.

Member Fernandez, seconded by Member Schutz, moved that in Case #2025-04382, the respondent be found in violation as cited as of January 22, 2026, and be given until May 16, 2026, to come into compliance or be fined \$100.00 per day, until found in compliance. Motion carried unanimously.

CASE NO 2026-00368

OFFICER TOBE	109 COQUINA KEY DR	HARPER EMMETT DEAN
Violation Cited: §108-23. B., §108-23. D., §108-23. G., §115-3. B.		
Summary: §108-23. B. – Existing skirting shall be maintained free from broken or missing sections, pieces or cross members. Skirting shall be securely attached and sized from the ground to the lower outside perimeter of the structure. All mobile homes moved into the City shall have the undercarriage, piers and tie-down straps protected and hid from view by approved skirting. §108-23. D. – Every exterior wall shall be free of holes, breaks, loose or rotting boards or timbers and any other conditions which might admit rain or dampness to the interior portions of the walls or to the occupied spaces of the building. All siding material shall be kept in good and sound structural condition. §108-23. G. – Stairs, porches and appurtenances. Every inside and outside stair or porch and any appurtenance thereto shall be safe to use and capable of supporting the load that normal use may cause to be placed thereon and shall be kept in sound condition and good repair. §115-3. A. (3). – 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:

§108-23. B. – Missing Skirting Around the Home.

§108-23. D. – Damaged and Missing Sliding.

§108-23. G. – Damaged Stairs Leading into the Home.

§115-3. A. (3). – Trash and Debris in the Yard.

Officer Tobe presented the case and gave its history. He further explained that as of April 16, 2026, the property is still in non-compliance. The City asked for an Order of Compliance and Imposing by May 16, 2026, or thereafter to be fined \$200.00 per day, per violation, until found in compliance.

Member Schultz, seconded by Vice-Chair Lewis, moved that in Case #2026-00368, the respondent be found in violation as cited as of February 25, 2026, and be given until May 16, 2026, to come into compliance or be fined \$200.00 per day, per violation, until found in compliance. Motion carried unanimously.

CASE NO 2026-00532

OFFICER LOEFFLER	476 LITTLE ROCK ST	WALLS EDWARD
Violation Cited: §165-3. A., §6-4. H.(6)(b)., §115-3. A. (3).		
Summary: §165-3. A. – No person shall keep any abandoned or junk vehicle on any public property or any private property. §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. (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.		

Observation:

§165-3. A. – Wreaked Vehicle with A Flat Tire, Damaged Grill and Smashed Front Windshield Parked on the Front Yard Grass.

§6-4. H.(6)(b). – Trailer Parked on The Property.

§115-3. A. (3). – Backyard Littered with Junk, Debris, Tools, Containers, Etc.

Officer Loeffler presented the case and gave its history. He further explained that as of April 16, 2026, the property is in compliance for §165-3. A., however, the property is still in non-compliance for §6-4. H. (6)(b). and §115-3. A. (3). The City asked for an Order of Compliance and Imposing by May 01, 2026, or thereafter to be fined \$200.00 per day, per violation, until found in compliance.

Member Whittle, seconded by Member Fernandez, moved that in Case #2026-00532, the respondent be found in violation as cited as of March 13, 2026, and be given until May 01, 2026, to come into compliance or be fined \$200.00 per day, per violation, until found in compliance. Motion carried unanimously.

CASE NO 2026-00741

OFFICER CADY	828 HAMMOCKS DR	LANEY VICTORIA J
<p>Violation Cited: §115-3. A. (3).</p> <p>Summary: §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>		

Observation:

§115-3. A. (3). – Junk And Debris in The Front of the Garage and Front Door.

Officer Cady presented the case and gave its history. He further explained that as of April 16, 2026, the property is still in non-compliance. The City asked for an Order of Imposing by May 16, 2026, or thereafter to be fined \$150.00 per day, per violation, until found in compliance.

Respondent Victoria Laney presented her own photos and stated she is slowly cleaning her property due to several medical issues; however, she believes the photos presented by the City do not accurately reflect what her property looks like now. She made several claims that the Notice of Violation issued to her was too vague and does not specifically state what the City is considering to be trash and debris on her property. She supported this assertion by mentioning the previous times she has been in front of the board, claiming how she was able to justify the furniture in the front of her property as being usable and necessary to accommodate a medical condition. She additionally stated that she consistently uses the refrigerators which are in violation. She also said that she has never seen a cat use the cat trees in violation, however she cannot remove them from her yard until trash day to prevent herself from getting in trouble with her homeowners’ association. She explained to the Board what some of the items were in the photos Officer Cady took earlier that afternoon, and discussion ensued. Lastly, she stated that she would like a specific list of what is considered to be the junk and debris on her property.

Member Fernandez, seconded by Vice-Chair Lewis and Member Schultz, moved that in Case #2026-00741, the respondent be found in violation as cited as of March 31, 2026, and be given until May 16, 2026, to come into compliance or be fined \$200.00 per day, per violation, until found in compliance. Motion carried unanimously.

BOARD COMMENTS

Member Whittle thanked the Code Enforcement team for their work and efforts to make the City a better place to live.

Member Schultz welcomed **Code Officer Cady** and additionally thanked the Code Enforcement team.

Chair Bandur stated he is happy the Commission kept the board and noted the need for more members to prevent any quorum issues.

Meeting adjourned at 8:06 p.m.

ATTEST:

Maiya Decruiz, Code Enforcement Clerk

APPROVED:

Joe Bandur, Chair