

**CITY OF OCOEE
Code Enforcement Board
May 21, 2026**

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 Schultz** initiated the moment of silence.

PLEDGE OF ALLEGIANCE: **Member Whittle** 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, Schultz, and Whittle.

Also present: Board Attorney Schafer, Sergeant Rodriguez, Code Enforcement Clerk Decruiz, and Code Enforcement Officers Cady and Loeffler, and Community Service Officer Pinto.

ABSENT: Members: Fernandez

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:** April 18, 2026, Code Enforcement Board Meeting
- B. **DISMISSAL OR COMPLIANCE:** **Code Enforcement Sergeant Rodriguez** presented the dismissals and compliances.

CASE NO 2025-03919

OFFICER TOBE	513 E LAKESHORE DR	VOURIOTIS SPEROS WHITTEN KIMBERLY
Property in Compliance		

CASE NO 2026-00256

OFFICER LOEFFLER	1223 BLUE SPRING CT	ORTIZ ERIKA Y HERRERA VICTORA H
Property in Compliance		

CASE NO 2026-00390

OFFICER TOBE	1610 PRARIE LAKE BLVD	ARMSTRONG GARTH R
Property in Compliance		

CASE NO 2026-00682

OFFICER CADY	31 COQUINA KEY	FOUNDATION RENTALS LLC
Property in Compliance		

CASE NO 2026-00740

OFFICER CADY	2885 COQUINA KEY DR	FOUNDATION RENTALS LLC
Property in Compliance		

CASE NO 2026-00704

OFFICER TOBE	631 ORANGE AVE	AWAHIR ARNOLD LUTCHMAN ANNE MARIE RAWATI
Property in Compliance		

CASE NO 2026-00706

OFFICER TOBE	609 SULLIAN AVE	GAONA PAULINO SOTO MUNOS ROMERO MARIA ELENA
Property in Compliance		

CASE NO 2026-00794

OFFICER LOEFFLER	1109 SABRINA DR	MINHAS INVESTMENTS LLC
Property in Compliance		

CASE NO 2026-01107

OFFICER TOBE	145 S BLUFORD AVE	GUYADEEN KEVIN LU JESSICA
Property in Compliance		

CASE NO 2026-01128

OFFICER LOEFFLER	109 SECURITY CIR	MIRANDA AGUILAR DOYLI PHANA MIRANDA AGUILAR JENDELY ANNELY
Property in Compliance		

C. ORDER OF CONTINUANCE:**CASE NO 2024-04597**

OFFICER LOEFFLER	1291 DUSTY PINE DR	BARSH JO A BARSH GERALD L
Continued to a Later Meeting		

CASE NO 2026-00354

OFFICER LOEFFLER	304 Highbrooke Blvd	SILVA THAYSA RUY
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		SILVA CARLOS FERNANDO
Continued to June 18, 2026		

Vice-Chair Lewis, 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 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 Tree Without an Arborist Report or Replacing the Trees.

Officer Loeffler presented the case and gave its history. He further explained that as of May 21, 2026, the property is still in non-compliance. The City asked for an Order of Compliance and Imposing by June 20, 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 #2024-03865, the respondent be found in violation as cited as of March 2, 2025, and be given until June 20, 2026, to come into compliance or be fined \$100.00 per day, per violation, until found in compliance. Motion carried unanimously.

CASE NO 2026-00253

OFFICER LOEFFLER	991 DESERT CANDLE DR	JONES TIMOTHY RAY JR JONES ASEANIA BRANDI CARTER
Violation Cited: §119-2.		
Summary: §119-2. – It shall be unlawful for any person to engage in any business, occupation or profession within the City without a license issued hereunder or upon a license issued upon false statements made by any person or on behalf of such person. In any prosecution under this section, the fact that such person is conducting such business shall be prima facie evidence of a violation hereof.		

Observation:

§119-2. – Operating A Business from the House Without a Local Business Tax.

Officer Loeffler presented the case and gave its history. He further explained that as of May 21, 2026, the property is still in non-compliance. The City asked for an Order of Compliance and Imposing by June 5, 2026, or thereafter to be fined \$100.00 per day, per violation, until found in compliance.

Respondent Timothy R Jones explained he is disabled veteran and is dealing with disability with the Veteran Affairs Office. He claims his business has been struggling since 2020 and it hasn't made any money since 2021. He further explained that he keep listing his business as active in hopes that he will make money again. He followed his statement with claims that he is struggling with his finances as a whole and will need to go on a payment plan to pay and receive his local business tax.

Member Schultz, seconded by Member Whittle, moved that in Case #2026-00253, the respondent be found in violation as cited as of April 2, 2026, and be given until August 19, 2026, to come into compliance or be fined \$100.00 per day, per violation, until found in compliance. Motion carried unanimously.

CASE NO 2026-00347

OFFICER LOEFFLER	324 WURST RD	SMITH DRAKE A
<p>Violation Cited: §5-15. A. (1)., §5-8. B. (3)., & §6-4. H. (6)(b).</p> <p>Summary: §5-15. A. (1). – No recreational vehicle, boat, bus, shed or other similar thing shall be used as a permanent residence. §5-8. B. (3). – Use of a travel trailer as a temporary or permanent residence. §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.</p>		

Observation:

- §5-15. A. (1). – Recreational Trailer and Box Trailer as A Rental Residence in the Back Yard.
- §5-8. B. (3). – Travel Camper Trailer in the Rear Yard Used a Rental Residence.
- §6-4. H. (6)(b). – Camper Trailers In the Back Yard Occupied as Rental Units.

Officer Loeffler presented the case and gave its history. He further explained that as of May 21, 2026, the property is still in non-compliance. The City asked for an Order of Compliance and Imposing by June 5, 2026, or thereafter to be fined \$00.00 per day, per violation, until found in compliance.

Member Whittle, seconded by Vice-Chair Lewis, moved that in Case #2026-00347, the respondent be found in violation as cited as of April 6, 2026, and be given until June 5, 2026, to come into compliance or be fined \$100.00 per day, per violation, until found in compliance. Motion carried unanimously.

CASE NO 2026-00464

OFFICER LOEFFLER	916 MARLENE DR	RICHARD MICHELLE
<p>Violation Cited: §165-3. A., §143-27. A., §115-3. A. (3)., & §6-4. H.(6)(b)</p> <p>Summary: §165-3. A. – No person shall keep any abandoned or junk vehicle on any public property or any private property.</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.

§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.

§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.

Observation:

§165-3. A. – Multiple Junk Vehicles in the Front Yard with Expired or No Tags.

§143-27. A. – Trash Cans Left in A Prohibited Location During Non-Collect Times.

§115-3. A. (3). – Junk, Tools, Parts, Tires, And Other Debris Littering the Front and Side Yards.

§6-4. H.(6)(b) – RV Parked on the Grassy Portion on the Driveway, Has Not Been Registered Since 2000.

Officer Loeffler presented the case and gave its history. He further explained that as of May 21, 2026, the property is still in non-compliance for §165-3. A., §143-27. A., and §115-3. A. (3)., however, the property is in compliance with §6-4. H.(6)(b). The City asked for an Order of Compliance and Imposing by June 5, 2026, or thereafter to be fined \$100.00 per day, per violation, until found in compliance.

Vice-Chair Lewis, seconded by Member Schultz, moved that in Case #2026-00465, the respondent be found in violation as cited as of March 05, 2026, and be given until June 5, 2026, to come into compliance or be fined \$100.00 per day, per violation, until found in compliance. Motion carried unanimously.

CASE NO 2026-00689

OFFICER CADY	1509 LADY AVE	ZEPEDA-MARTINEZ DIEGO
<p>Violation Cited: §6-4. H.(6)(b). & §168-6. B. (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 §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>		

Observation:

§6-4. H.(6)(b). – 2 Trailers Parked in the Front Yard.

§168-6. B. (1). – Vehicles And Trailers Parking in the Front Yard.

Officer Cady presented the case and gave its history. He further explained that as of May 21, 2026, the property is still in non-compliance for §6-4. H. (6)(b), however, the property is in compliance with §168-6. B. (1). The City asked for an Order of Compliance and Imposing by June 20, 2026, or thereafter to be fined \$100.00 per day, per violation, until found in compliance.

Respondent Cesar Madrigal explained that he can come into compliance in 30 days, however. one of the trucks in violation is his work truck and it is only on the property during the weekend. He stated he would get a permit to surface his backyard and move his fence to park his work truck.

Vice-Chair Lewis, seconded by Member Schultz, moved that in Case #2026-00689, the respondent be found in violation as cited as of March 26, 2026, and be given until June 20, 2026, to come into compliance or be fined \$100.00 per day, per violation, until found in compliance. Motion carried unanimously.

CASE NO 2026-00823

OFFICER CADY	10 PINE KEY CT	FOUNDATION RENTALS LLC
<p>Violation Cited: §108-23. A.B.C., & §115-3. A. (3).</p> <p>Summary: § 108-23. A.B.C. – The building foundation system shall be maintained in a safe manner and capable of supporting the load which normal use may cause to be placed thereon. 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. Replacement or new skirting shall be approved skirting and shall be constructed of materials intended for exterior use and properly sized and mounted to prevent free access to the crawl space of the structure §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:

§108-23. A.B.C. – Missing or Damaged Skirting Around the Trailer.
 §115-3. A. (3). – Trash And Debris in the Yard.

Officer Cady presented the case and gave its history. He further explained that as of May 21, 2026, the property is still in non-compliance. The City asked for an Order of Compliance and Imposing by June 20, 2026, or thereafter to be fined \$100.00 per day, per violation, until found in compliance.

Respondent Russell Wiggins handed out documents and explained that as of April 19, 2026, he reached out to contractors and work began on the property on April 27, 2026. As for the junk and debris, he assumed that the contractor would additionally clean the property as work to the property was being done. He stated that as of yesterday, he had somebody out on the property to handle the trash removal. He furthered this claim by stating that if the property is not fully cleaned, he will correct the issue within the 30 days.

Member Schultz, seconded by Vice-Chair Lewis, moved that in Case #2026-00823, the respondent be found in violation as cited as of April 3, 2026, and be given until June 20, 2026, to come into compliance or be fined \$100.00 per day, per violation, until found in compliance. Motion carried unanimously.

CASE NO 2026-00872

OFFICER CADY	2 S BLUFORD AVE	S & T MOON LLC
<p>Violation Cited: §51-13.</p> <p>Summary: §51-13. – It shall be a violation to do work related to construction without first obtaining a permit.</p>		

Observation:

§ 51-13. – Work Without Permit.

Officer Cady presented the case and gave its history. He further explained that as of May 21, 2026, the property is still in non-compliance. The City asked for an Order of Compliance and Imposing by July 20, 2026, or thereafter to be fined \$100.00 per day, per violation, until found in compliance.

Respondent Diana Tran on behalf of **Respondent Traug Truong** explained they wanted to make the business look nice given their proximity to City Hall. She explained that the pavers were installed by a contractor, and when she asked if they needed a permit, the contractor stated that they do not need one. She advised that since receiving the notice, her contractor has been in contact with Zoning and she has been in contact with Priya from the Building Department.

Member Whittle, seconded by Vice-Chair Lewis, moved that in Case #2026-00872, the respondent be found in violation as cited as of April 24, 2026, and be given until July 20, 2026, to come into compliance or be fined \$100.00 per day, per violation, until found in compliance. Motion carried unanimously.

CASE NO 2026-00942

OFFICER LOEFFLER	706 MALCOM RD	MNZANO JESUS LIFE ESTATE REM: MARIA DEL RAYO PATRICIA MANZANO-NIETO
<p>Violation Cited: §108-35. & §51-13.</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 §51-13. – It shall be a violation to do work related to construction without first obtaining a permit.</p>		

Observation:

§108-35. – Parts, Materials, Debris, And Trash Littering the Property Unsecured Access to in Group Swimming Pool.
§51-13. – Construction Without the Required Permits.

Officer Loeffler presented the case and gave its history. He further explained that as of May 21, 2026, the property is still in non-compliance. The City asked for an Order of Compliance and Imposing by June 5, 2026, or thereafter to be fined \$100.00 per day, per violation, until found in compliance.

Member Whittle, seconded by Vice-Chair Lewis, moved that in Case #2026-00942, the respondent be found in violation as cited as of April 27, 2026, and be given until June 5, 2026, to come into compliance or be fined \$100.00 per day, per violation, until found in compliance. Motion carried unanimously.

CASE NO 2026-00978

OFFICER CADY	809 DOREEN AVE	SEVAL LLC
<p>Violation Cited: §6-4. H. (6)(a).</p> <p>Summary:</p>		

§6-4. H. (6)(a). – No more than one commercial vehicle, under one and one-half-ton, allowed on the premises.

Observation:

§6-4. H. (6)(a). – 8 Ft Enclosed Trailer Parked in the Driveway.

Officer Cady presented the case and gave its history. He further explained that as of May 21, 2026, the property is still in non-compliance. The City asked for an Order of Compliance and Imposing by June 20, 2026, or thereafter to be fined \$100.00 per day, per violation, until found in compliance.

Respondent Rodrigu Perez translated by **Respondent Kate Madrigal**, explained that the tire popped on the vehicle which has prevented him from moving it. They stated that he could get a fence to move the vehicle behind, but he cannot move the vehicle to the back of the property due to the septic. They agreed that he can put a fence up and move the vehicle behind it within 30 days.

Member Schultz, seconded by Vice-Chair Lewis, moved that in Case #2026-00978, the respondent be found in violation as cited as of April 30, 2026, and be given until June 20, 2026, to come into compliance or be fined \$100.00 per day, per violation, until found in compliance. Motion carried unanimously.

CASE NO 2026-01108

OFFICER LOEFFLER	124 PERIWINKLE KEY DR	TORRES GALVAN ERNESTO MEDINA CAPISTRAN ROCIO
Violation Cited: §108-23. 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.		

Observation:

§108-23. B. – No skirting around the structure, piers and tie-down straps not protected. Additionally, wiring and plumbing are visible and open to the elements.

Officer Loeffler presented the case and gave its history. He further explained that as of May 21, 2026, the property is still in non-compliance. The City asked for an Order of Compliance and Imposing by June 20, 2026, or thereafter to be fined \$100.00 per day, per violation, until found in compliance.

Member Whittle, seconded by Member Schultz, moved that in Case #2026-01108, the respondent be found in violation as cited as of April 27, 2026, and be given until June 20, 2026, to come into compliance or be fined \$100.00 per day, per violation, until found in compliance. Motion carried unanimously.

CASE RESOLUTION

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 May 21, 2026, the property is still in non-compliance. The City asked for an Order of Compliance and Imposing by August 1, 2026, or thereafter to be fined \$100.00 per day, per violation, until found in compliance.

Member Whittle, seconded by Vice-Chair Lewis, moved that in Case #2025-04149, the respondent be found in violation as cited as of February 19, 2026, and be given until August 1, 2026, to come into compliance or be fined \$100.00 per day, per violation, until found in compliance. Motion carried unanimously.

CASE NO 2026-00532

OFFICER LOEFFLER	476 LITTLE ROCK ST	WLLS 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. – Wreacked 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 explained that as of May 21, 2026, the property is still in non-compliance. The City asked for an Order Imposing Fine.

Member Schultz, seconded by Member Whittle, moved that in Case #2026-00532, the Board imposed fines as previously set by this Board. Motion carries unanimously.

HEARING ON AUTHORIZATION TO FORECLOSE LIEN

CASE NO 2008-00042

SERGEANT RODRIGUEZ	728 N LAKEWOOD AVE	HARMON ANTONIO D
<p>Violation Cited: §165-3., §115-3., & §6-4.</p> <p>Summary:</p> <p>§165-3. - No person shall keep any abandoned or junk vehicle on any public property or any private property.</p> <p>§115-3. - 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.</p> <p>§6-4. - 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.</p>		

Observation:

- §165-3. – Multiple Junk Vehicles with No Tags or Expired Tags.
- §115-3. – Grass And Weed Growth Over 10’’ On the Property.
- §6-4. – Box Truck or Trailer Like Vehicle in the Back of the Property.

Sergeant Rodriguez explained that this case was previously brought to Code Board where they were found in violation, ordered to come into compliance, and the property failed to comply with the order which resulted in a daily fine being assessed. A lien was filed against the property for the fine, and over 218 months have passed since the lien was filed. He further explained that as of May 21, 2026, the property is still in non-compliance. The City asked for an Authorization to Foreclose.

Respondent Antonio Harmon explained that when the case originated in 2008, he was in a custody battle with his son’s mother and the battle highlighted several code issues, partially for unsafe structure, junk and debris, and the multiple junk vehicles. He claimed that the junk vehicles from the original violation have been moved and the other vehicles are newer and were left by several family members to be fixed. He stated that he was trying to get the family members to pick up their vehicles and when they do, they threaten to sue him if he gets rid of them. He additionally claimed that he has no job, no money and wants to sell the house. He additionally advised that he would need a permit to get his fence back up; he would like a list of the items that need to be removed and what his rights are. Lastly, he claimed that he is struggling to understand how he is in violation where the junk vehicles on the property are not the ones cited in the original violation.

Member Whittle, seconded by Vice-Chair Lewis, moved that in Case #2008-00042, the Board authorizes the City of Ocoee attorney to move forward with foreclosure proceedings. Motion carries unanimously

BOARD COMMENTS

Member Schultz thanked everybody for their support and expressed appreciation for the officers’ hard work.

Member Whittle thanked everybody for their patience and hard work, stating he was glad to have a quorum, and thanked any military in the audience.

Vice-Chair Lewis welcomed new **Member Wilson**.

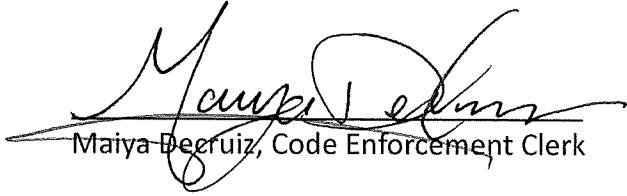
Sergeant Rodriguez stated he is glad everything went well and introduced **Community Service Officer Pinto** as a new Code Enforcement Officer.

Officer Cady wished everyone an enjoyable weekend.

Chair Bandur thanked everybody and mentioned the board will be getting new members but will be losing **Member Fernandez**.

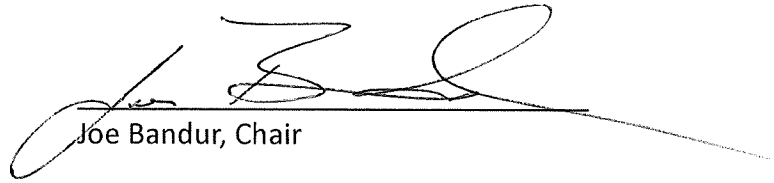
Meeting adjourned at 9:27 p.m.

ATTEST:



Maiya Decruiz, Code Enforcement Clerk

APPROVED:



Joe Bandur, Chair