



OCOE CODE ENFORCEMENT BOARD

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

July 16, 2026

AGENDA

7:00 PM

REGULAR CODE ENFORCEMENT BOARD MEETING - REVISED

• 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)
2025-01581 OFFICER CADY	2707 KEMOS LANDING	ADAMS STEVEN A ADAMS MARYANNE
2026-01730 OFFICER LOEFFLER	1510 DOREEN AVE	GENAO MANUEL DE JESUS

C. ORDER OF CONTINUANCE

Case Number	Location	Respondent
2026-00354 OFFICER LOEFFLER	304 Highbrooke Blvd	SILVA THAYSA RUY SILVA CARLOS FERNANDO

• PUBLIC COMMENTS

• OLD CASES

D.

Case Number	Location	Respondant
2026-000 OFFICER CADY	106 LYLE ST	GONZALES JANE P

• HEARINGS ON STATEMENT OF VIOLATIONS PURSUANT TO NOTICES OF HEARING

Case Number	Location	Respondent
2026-01201 OFFICER TOBE	704 CENTER ST	WESTCOTT JOHN J WESTCOTT PAULA S
2026-01348 OFFICER CADY	2220 ESSEX DR	PIERRE CHARLES PIERRE MELISSA J
2026-01422 OFFICER LOEFFLER	1215 SAND PINE AVE	SERRANO ABEL PEREZ LOPEZ ASALIA S
2026-01512 OFFICER LOEFFLER	2003 ADAIR ST	DIXON MICHAEL B
2026-01556 OFFICER CADY	2885 CULLENS CT	ALCIUS WIKENDER ALCIUS JEAN MARY AMELIA
2026-01577 OFFICER CADY	1717 SPARROW SONG LN	SINGH VICKASH
2026-01585 OFFICER CADY	2120 NEW VICTOR RD	URREA MARIA C
2026-01608 OFFICER TOBE	321 MISTY MEADOW DR	WESTCOTT JOHN J
2026-01707 OFFICER TOBE	530 S BLUFORD AVE	IVY EDWIN R II
2026-01810 OFFICER LOEFFLER	480 MEADOW SWEET CT	OSSORIO STEVEN
20226-01861 OFFICER CADY	1500 MAUREEN AVE	ADAIR RICKEY T LIFE ESTATE REM: CAROL S PEIFER
2026-01886 OFFICER LOEFFLER	328 LITTLE ROCK CT	ARREGUIN GALVAN ELEAZAR MENDOZA HERRERA ALICIA
2026-01899 OFFICER LOEFFLER	50 N CIRCLE KEY DR	MOODY FAYE
2026-01954 OFFICER CADY	2525 DOVETAIL DR	CHERRY ARI MAYA

• CASE RESOLUTION

Case Number	Location	Respondent
2024-03865 OFFICER LOEFFLER	STONEGATE DT	HOS PRESIDENT STEVEN BRESSLER & PRESERVE AT CROWN POINT HOMEOWNERS ASSN INC
2026-00648 OFFICER LOEFFLER	86 SUNDIAL KEY CT	PEREZ HERNANDEZ GUADALUPE RODRIGIEZ PEREZ LUIZ ENRIQUE
2026-00821 OFFICER CADY	89 SAND DOLLAR KEY DR	LABORICO NANCY BALTAZAR RODRIQUEZ DIAMENTINA
2026-00978 OFFICER CADY	809 DOREEN AVE	SEVAL LLC
2026-01108 OFFICER LOEFFLER	124 PERIWINKLE KEY DR	TORRES GALVAN ERNESTO MEDINA CAPISTRAN ROCIO
2026-01234 OFFICER LOEFFLER	1000 FLEWELLING AVE	MAURICO GOMEZ LEONARDO PEREZ GOMEZ HERLINDA MAURICO PEREZ VILMA
2026-01476 OFFICER LOEFFLER	729 N LAKEWOOD AVE	MELNEDEZ HARRY
2026-01496 OFFICER LOEFFLER	62 E CIRCLE KEY DR	MURPHEY MISTY D

• **ELECTION OF CHAIR AND VICE-CHAIR**

• **BOARD COMMENTS**

• **ADJOURNMENT**

Regular Code Enforcement Board
July 16, 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
June 18, 2026

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 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 Brown, Schultz, Wilson, and Whittle.

Also present: Board Attorney Sara J Burton, Community Development Administrator McFarlane, Chief of Police Ogburn, Sergeant Rodriguez, Police Officer Hopkins, Code Enforcement Clerk Decruiz, and Code Enforcement Officers Cady, Loeffler, and Tobe.

ABSENT: Members: 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: May 21, 2026, Code Enforcement Board Meeting

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

CASE NO 2026-01086

OFFICER TOBE	626 APRICOT DR	HOPKINS LEISA N HOPKINS THOMAS G
Property in Compliance		

CASE NO 2026-01118

OFFICER CADY	303 TRANQUILE OAKS DR	ANGARITA JOSE FERNANDO ANGARITA IVENTH P
Property in Compliance		

CASE NO 2026-01281

OFFICER LOEFFLER	84 BUCK KEY CT	RODRIQUEZ DIAZ FELIPE CARPIA SANCHEZ LETICIA
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Property in Compliance

CASE NO 2026-01342

OFFICER TOBE	342 BALSAM RIDGE DR	DE OLIVERIA JACONIAS GABRIEL
Property in Compliance		

CASE NO 2026-01358

OFFICER TOBE	1412 KIRBY ST	1412 KIRBY LLC
Property in Compliance		

CASE NO 2026-01406

OFFICER LOEFFLER	905 JAMELA DR	NGYGEN THU
Property in Compliance		

CASE NO 2026-01589

OFFICER TOBE	2621 ALCLOBE CIR	SFR XII ORLANDO OWNER 1 L P
Property in Compliance		

CASE NO 2026-01592

OFFICER TOBE	2681 GREYWALL AVE	CBAR ASSET COMPANY LLC
Property in Compliance		

C. ORDER OF CONTINUANCE:

CASE NO 2026-00354

OFFICER LOEFFLER	304 Highbrooke Blvd	SILVA THAYSA RUY SILVA CARLOS FERNANDO
Continued to July 16, 2026		

CASE NO 2026-01014

OFFICER CADY	905 DUSTY PINE DR	ACQUAH ERIC K SR
Continued to July 16, 2026		

CASE NO 2026-01201

OFFICER TOBE	704 CENTER ST	WESTCOTT JOHN J WESTCOTT PAULA S
Continued to July 16, 2026		

CASE NO 2026-01512

OFFICER LOEFFLER	2003 ADAIR ST	DIXON MICHAEL B
Continued to July 16, 2026		

CASE NO 2026-01537

OFFICER TOBE	1611 GLENHAVEN CIR	TRUONG LYNA
Continued to July 16, 2026		

Vice-Chair Lewis, seconded by ***Member Brown***, 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 2026-00648

OFFICER LOEFFLER	86 SUNDIAL KEY DR	PEREZ HERNANDEZ GUADALUPE RODRIGIEZ PEREZ LUIZ ENRIQUE
Violation Cited: §115-3. B., §165-3. A., §6-4. H.(6)(b)., §43-7. A. (1)., §108-23. Q., §108-35., & §115-3. A. (3). Summary: §115-3. B. – 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. §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. §43-7. A. (1). – The keeping of fowl or other barnyard animals within residentially zoned areas is a nuisance if such animals create excessive noise or noxious odors. §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. §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 §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:

- §115-3. B. – Overgrown Grass and Weeds Along the Fence Line.
- §165-3. A. – Black Truck with Evidence of Non-Operation and Parked on Non-Surfaced Yard.
- §6-4. H.(6)(b). – Trailer Parked in a Prohibited Location.
- §43-7. A. (1). – Noise Nuisance with A Rooster.
- §108-23. Q. – Damaged, Dilapidated, Falling Chain-Link Fence.
- §108-35. – Grass, Weeds, And Sediments Erosion Encroaching on the Sidewalk, Creating A Safety Hazard.
- §115-3. A. (3) – Junk, Debris, Litter, Rubble, Appliances, Etc. Littering The Property.

Officer Loeffler presented the case and gave its history. He further explained that as of June 18, 2026, the property is still in non-compliance with §6-4. H.(6)(b), however, the property is in compliance with the remaining code cited. The City asked for an Order of Compliance and Imposing by July 3, 2026, or thereafter to be fined \$250.00 per day, per violation, until found in compliance.

Respondent Whudmayer Louis agreed with the recommendation made by the City and stated he can move the trailer in 15 days.

Vice-Chair Lewis, seconded by **Member Brown**, moved that in Case #2026-00648, the respondent be found in violation as cited as of March 23, 2026, and be given until July 3, 2026, to come into compliance or be fined \$250.00 per day, per violation, until found in compliance. Motion carried unanimously.

CASE NO 2026-00821

OFFICER CADY	89 DOLLAR KEY DR	LABORICO NANCY BALTAZAR RODRIQUEZ DIAMENTINA
Violation Cited: §115-3. A. (3). 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.		

Observation:

§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 June 18, 2026, the property is still in non-compliance. The City asked for an Order of Compliance and Imposing by July 3, 2026, or thereafter to be fined \$250.00 per day, per violation, until found in compliance.

Respondent Nancy Laborico agreed with the recommendation made by the City and stated she will have the property in compliance within 15 days.

Member Whittle, seconded by **Vice-Chair Lewis**, moved that in Case #2026-00821, the respondent be found in violation as cited as of April 02, 2026, and be given until July 3, 2026, to come into compliance or be fined \$250.00 per day, per violation, until found in compliance. Motion carried unanimously.

CASE NO 2026-00854

OFFICER CADY	106 LYLE ST	GONZALES JANE P
Violation Cited: §108-35. & §115-3. A. (3). 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 §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:

§108-35. – No Running Water or Electric.

§115-3. A. (3). – Trash and Debris, POD or Storage Container in the Yard.

Officer Cady presented the case and gave its history. He further explained that as of June 18, 2026, the property is still in non-compliance. The City asked for an Order of Compliance and Imposing by July 18, 2026, or thereafter to be fined \$250.00 per day, per violation, until found in compliance. The City additionally requested a provision to demolish the

property if not compliance.

Police Officer Hopkins showed and explained body-worn camera footage from a call for service on May 11, 2026, where he responded to a fire near the property. He explained that the junk and debris on and around the property prevented emergency services from properly responding to the fire. He additionally provided his history with the property, and referenced multiple cases that have occurred within the last year at or near it, wherein the condition of the property made the call for service difficult. He deemed the property a nuisance and a public safety hazard for the police and fire departments, as well as neighboring properties.

Respondent Jane P Gonzales explained that she has been in that house for 40 years, and after her husband passed away 22 years ago, she moved in with her sister. She claimed that people have broken into her property and that is where all the junk originated. She further stated that those people have also placed junk and debris behind her property, which she noted belongs to the City. She additionally explained that she would like these people to be taken off her property, and advised that currently, the people are moving off the property and cleaning up her junk. She informed the Board that she is currently residing on the property.

Police Officer Hopkins reexplained the footage and provided details about the junk and debris that is on the subject property and what has spread to the neighboring city property. He confirmed that **Respondent Gonzales** is currently residing on the property, which he learned during another call for service where he was able to fully enter the property, and he deemed it uninhabitable. He could not confirm whether she has electricity or not.

Respondent Gonzales stated that she has been living without electricity and water because the others on the property caused the bill to be over \$700 and she could not afford it. She then stated that she will be getting the water and electricity turned on in the coming days. She agrees the property is a problem.

Respondent Scott Anderson stated that **Respondent Gonzales** is overwhelmed and she has a lot of homeless people living on the property. He suggested she would need 60 days to clean the property. He further explained that **Respondent Gonzales** does not fully understand the extent and seriousness of this case, and he has reached out to different services to get her the help she needs. He also opined that the Police Department should have an advocate reach out or have a line available so **Respondent Gonzales** can reach out to get help, especially with trespassing the homeless. He also stated that [nearby business owner] Gary Crawford is willing to lend a dumpster to help facilitate clearing the property, and with assistance the property could be cleared in 60 days.

Respondents Eugenia and Diana Reyes advised that they live adjacent to the subject property. They showed video evidence of fires being set on the subject property, next to their fence, claiming that homeless people living on the property have been setting them. **Respondent Eugenia Reyes** commented that when asked why they were setting fires there, the inhabitants responded brazenly. **Respondent Diana Reyes** recounted two incidents that prompted some of her many phone calls to police regarding the homeless people living on the subject property, including one which ended with one of them being taken to jail. She explained that she and her mother are scared for their home and property, and are also concerned about **Respondent Gonzales'** wellbeing, regarding the risk of accumulated junk and debris catching fire with the homeless people lighting them so frequently.

Discussion ensued.

Member Whittle, seconded by Vice-Chair Lewis, moved that in Case #2026-00854, the respondent be found in violation as cited as of May 20, 2026, and be given until July 18, 2026, to come into compliance or be fined \$250.00 per day, per violation, until found in compliance. No vote was taken.

Discussion continued.

Police Chief Ogburn explained that this is an egregious case and 30 days is not enough to correct the issue; additionally,

the responsibility of this case cannot fully fall on the Police Department. He reminded the Board that by her own admission, **Respondent Gonzales** rarely calls the police, which she needs to do to get a trespass warrant. He additionally explained he can get the Victim Advocate involved, but it is up to **Respondent Gonzales** to accept the help. He then explained that 60 days must be the hard cut off.

Chair Bandur asked **Respondent Anderson** what sort of a dent he thinks could be made with all the debris in 30 days.

Respondent Anderson stated that in order to make a dent in 30 days, they will need to get the homeless off the property and have them take their tents and belongings with them.

Chief Ogburn clarified to **Respondent Anderson** and the Board that in order for a trespass warrant to be issued, **Respondent Gonzales** must call and request it. Officers cannot just walk onto the property and remove people that she has allowed to be there. He emphasized that while the Police Department will do their part, **Respondent Gonzales** must do hers as well.

Board Attorney Burton advised the board they could continue the case until the next meeting to check the progress of the property and make final ruling later.

Member Schultz, seconded by **Member Brown**, moved that in Case #2026-00854, the respondent be found in violation as cited as of May 20, 2026, and it be continued to the July 16, 2026, Code Board Hearing. No vote was taken.

Discussion continued.

Chief Vincent Ogburn explained that the property has no electricity or running water and asked the Board to take that into consideration.

Member Schultz, seconded by **Member Brown**, moved that in Case #2026-00854, the respondent be found in violation as cited as of May 20, 2026, and it be continued to the July 16, 2026, Code Board Hearing, where the board will assess improvements that shall not be limited to running water, functioning electricity and a reasonable clean and clear living environment. Motion carried 4-2 with **Member Whittle** and **Vice-Chair Lewis** opposing.

CASE NO 2026-00862

OFFICER CADY	708 SNOWDEN	PHILLIP ENTERPRISE LLC
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. – Unpermitted Structure in The Rear of the Property.

Officer Cady presented the case and gave its history. He further explained that as of June 18, 2026, the property is still in non-compliance. The City asked for an Order of Compliance and Imposing by July 18, 2026, or thereafter to be fined \$250.00 per day, per violation, until found in compliance.

Respondent Phillip Hicks explained that he purchased the property with an extension already built on the property. He stated when he became aware that the extension was unpermitted, he contacted **Respondent Kelton Butler** who is a contractor to help him resolve the issue. He additionally stated he currently has a permit under review with the City and he requested 60 days to go through the steps to have the permit fully issued to him.

Respondent Butler explained he was contacted by **Respondent Hicks**, and the reason it is taking a bit longer to review the permit is because he is starting a new company and is in the process of transferring his license. He agrees that 30 days should be enough time to receive a permit.

Community Development Administrator Brett McFarlane explained that the permit was applied for on June 9, 2026, and the permit is currently being reviewed but did fail its zoning and building review. He explained that the respondent will have to resubmit; however, permits are typically reviewed within 5-10 business days.

Member Wilson, seconded by Vice-Chair Lewis, moved that in Case #2026-00862, the respondent be found in violation as cited as of May 15, 2026, and be given until July 18, 2026, to come into compliance or be fined \$250.00 per day, per violation, until found in compliance. Motion carried unanimously.

Sergeant Rodriguez requested to have Case #2026-01316 heard next because the respondent was present. No respondents for any further cases were present.

Vice-Chair Lewis, seconded by Member Brown, moved that Case #2026-01316 be moved and then revert to the original agenda with Case #2026-00862 and all subsequent cases. Motion carried unanimously.

CASE NO 2026-01316

OFFICER CADY	2120 TWISTED PINE RD	AMERICAN HOMES 4 RENT
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. – Junk / Disabled Vehicle in the Driveway.

Officer Cady presented the case and gave its history. He further explained that as of June 18, 2026, the property is still in non-compliance. The City asked for an Order of Compliance and Imposing by July 18, 2026, or thereafter to be fined \$250.00 per day, per violation, until found in compliance.

Respondent John Gorey stated he would just need 30 days to correct the issue and advised he is in the process of ordering the parts.

Vice-Chair Lewis, seconded by Member Brown, moved that in Case #2026-01316, the respondent be found in violation as cited as of May 07, 2026, and be given until July 18, 2026, to come into compliance or be fined \$250.00 per day, per violation, until found in compliance. Motion carried unanimously.

CASE NO 2026-00890

OFFICER CADY	316 HORMIGAS ST	CUMMINGS PAUL E JR BURGGRAF KAREN RUTH BURGGRAF JAMES ANDREW
Violation Cited: §6-4. H. (6) (a).		
Summary:		

§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). – Trailer Parked in the Front Yard.

Officer Cady presented the case and gave its history. He further explained that as of June 18, 2026, the property is still in non-compliance. The City asked for an Order of Compliance and Imposing by July 18, 2026, or thereafter to be fined \$250.00 per day, per violation, until found in compliance.

Member Schultz, seconded by **Member Brown**, moved that in Case #2026-00890, the respondent be found in violation as cited as of March 31, 2026, and be given until July 18, 2026, to come into compliance or be fined \$250.00 per day, per violation, until found in compliance. Motion carried unanimously.

CASE NO 2026-01234

OFFICER LOEFFLER	1000 FLEWELLING AVE	MAURICO GOMEZ LEONARDO PEREZ GOMEZ HERLINDA MAURICO PEREZ VILMA
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. – Room Additions Without Out the Required Permits.

Officer Loeffler presented the case and gave its history. He further explained that as of June 18, 2026, the property is still in non-compliance. The City asked for an Order of Compliance and Imposing by July 3, 2026, or thereafter to be fined \$250.00 per day, per violation, until found in compliance.

Member Wilson, seconded by **Vice-Chair Lewis**, moved that in Case #2026-01234, the respondent be found in violation as cited as of May 18, 2026, and be given until July 3, 2026, to come into compliance or be fined \$250.00 per day, per violation, until found in compliance. Motion carried unanimously.

CASE NO 2026-01365

OFFICER CADY	5055 WATER WHEEL CT	COX BRIAN R ESTATE
Violation Cited: §165-3. A. & §115-3. B. Summary: §165-3. A. – No person shall keep any abandoned or junk vehicle on any public property or any private property. §115-3. B. – 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:

§165-3. A. – Junk / Disabled Vehicle in the Driveway.

§115-3. B. – Tall Weeds and Grass.

Officer Cady presented the case and gave its history. He further explained that as of June 18, 2026, the property is still in non-compliance. The City asked for an Order of Compliance and Imposing by July 18, 2026, or thereafter to be fined \$250.00 per day, per violation, until found in compliance.

Member Whittle, seconded by Vice-Chair Lewis, moved that in Case #2026-01365, the respondent be found in violation as cited as of May 11, 2026, and be given until July 18, 2026, to come into compliance or be fined \$250.00 per day, per violation, until found in compliance. Motion carried unanimously.

CASE NO 2026-01479

OFFICER LOEFFLER	729 N LAKEWOOD AVE	MELNEDEZ HARRY
Violation Cited: §115-3. A. (1)(2)(3). B. Summary: §115-3. A. (1)(2)(3). B. – 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. 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:

§115-3. A. (1)(2)(3). B. – Vacant Lot with An Old Couch, And Tall Weeds and Grass.

Officer Loeffler presented the case and gave its history. He further explained that as of June 18, 2026, the property is still in non-compliance. The City asked for an Order of Compliance and Imposing by July 3, 2026, or thereafter to be fined \$250.00 per day, per violation, until found in compliance. The City additionally requested to abate the property if not in compliance.

Member Schultz, seconded by Member Brown, moved that in Case #2026-01479, the respondent be found in violation as cited as of May 21, 2026, and be given until July 3, 2026, to come into compliance or be fined \$250.00 per day, per violation, until found in compliance and additionally allows the City to abate the property. Motion carried unanimously.

CASE NO 2026-01496

OFFICER LOEFFLER	62 E CIRCLE KEY DR	MURPHEY MISTY D
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. - Multiple Inoperable Vehicles with No License Plate and Parked on the Grass.

Officer Loeffler presented the case and gave its history. He further explained that as of June 18, 2026, the property is still in non-compliance. The City asked for an Order of Compliance and Imposing by July 3, 2026, or thereafter to be fined \$250.00 per day, per violation, until found in compliance.

Member Schultz, seconded by **Vice-Chair Lewis**, moved that in Case #2026-01496, the respondent be found in violation as cited as of May 25, 2026, and be given until July 3, 2026, to come into compliance or be fined \$250.00 per day, per violation, until found in compliance. Motion carried unanimously.

CASE NO 2026-01569

OFFICER LOEFFLER	21 CEDAR KEY CT	RSR ASSET INVESTMENTS LLC
Violation Cited: §115-3. A. (3). & §108-23. B. 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. §108-23. B. – 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:

§ 115-3. A. (3). – Old Wheels, Tires, And Parts Littering the Property.

§108-23. B. – Manufactured Home Missing All Skirting, Exposing Wiring and Plumbing to the Elements.

Officer Loeffler presented the case and gave its history. He further explained that as of June 18, 2026, the property is still in non-compliance. The City asked for an Order of Compliance and Imposing by July 3, 2026, or thereafter to be fined \$250.00 per day, per violation, until found in compliance.

Member Wilson, seconded by **Member Brown**, moved that in Case #2026-01569, the respondent be found in violation as cited as of May 28, 2026, and be given until July 3, 2026, to come into compliance or be fined \$250.00 per day, per violation, until found in compliance. Motion carried unanimously.

CASE RESOLUTION

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 explained that as of June 18, 2026, the property is still in compliance.

CASE NO 2026-00368

OFFICER TOBE	109 COQUINA KEY DR	HARPER EMMETT DEAN
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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 explained that as of June 18, 2026, the property is now in compliance. The City asked for an Order Imposing Fine of \$200.00 per day, per violation starting on May 16, 2026, and ending on June 18, 2026.

Member Schultz, seconded by Member Brown, moved that in Case #2026-00368, the property be fined starting May 16, 2026, of \$200.00 per day, per violation, until June 18, 2026. Motion carries unanimously.

CASE NO 2026-00347

OFFICER LOEFFLER	324 WURST RD	SMITH DRAKE A
Violation Cited: §5-15. A. (1)., §5-8. B. (3)., & §6-4. H. (6)(b).		
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.		

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 explained that as of June 18, 2026, the property is still in non-compliance. The City asked for an Order Imposing Fine and Lien of \$100.00 per day, per violation, starting on June 5, 2026.

Member Schultz, seconded by Member Brown, moved that in Case #2026-00347, the Board imposed fines as previously set by this Board. Motion carries unanimously.

CASE NO 2026-00464

OFFICER LOEFFLER	916 MARLENE DR	RICHARD MICHELLE
Violation Cited: §165-3. A., §143-27. A., §115-3. A. (3)., & §6-4. H.(6)(b)		
Summary: §165-3. A. – No person shall keep any abandoned or junk vehicle on any public property or any private property. §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 explained that as of June 18, 2026, the property is still in non-compliance. The City asked for an Order Imposing Fine and Lien of \$100.00 per day, per violation, starting on June 5, 2026.

Member Brown, seconded by Member Schultz, moved that in Case #2026-00464, the Board imposed fines as previously set by this Board. Motion carries unanimously.

CASE NO 2026-00741

OFFICER CADY	828 HAMMOCKS DR	LANEY VICTORIA J
Violation Cited: §115-3. A. (3).		
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.		

Observation:

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

Officer Cady explained that as of May 19, 2026, the property is in compliance, however the property failed to come into compliance by May 16, 2026. The City asked for an Order Imposing Fine of \$200.00.00 per day, per violation from May 16, 2026, to May 19, 2026.

Vice-Chair Lewis, seconded by Member Brown, moved that in Case #2026-00741, ordered that in Case #2026-00741, the property be fined starting May 16, 2026, of \$200.00 per day, per violation, until May 19, 2026. Motion carries unanimously.

CASE NO 2026-00942

OFFICER LOEFFLER	706 MALCOM RD	MNZANO JESUS LIFE ESTATE REM: MARIA DEL RAYO PATRICIA MANZANO-NIETO
Violation Cited: §108-35. & §51-13. 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.		

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 explained that as of June 18, 2026, the property is still in non-compliance. The City asked for an Order Imposing Fine and Lien of \$100.00 per day, per violation, starting on June 05, 2026.

Member Brown, seconded by Vice-Chair Lewis, moved that in Case #2026-00942, the Board imposed fines as previously set by this Board. Motion carries unanimously.

BOARD COMMENTS

Member Schultz welcomed **Board Attorney Burton** and **Members Brown and Wilson**.

Member Whittle welcomed **Members Brown and Wilson**. He additionally stated that empathy should be the core of this board, and the board should make decisions where they can protect the safety of everyone who this board represents.

Vice-Chair Lewis welcomed **Members Brown and Wilson** and **Board Attorney Burton** and stated that he hopes for no quorum issues.

Member Wilson welcomed **Board Attorney Burton** and is looking forward to serving the City of Ocoee.

Member Brown expressed her appreciation for the opportunity to serve on the Board.

Sergeant Rodriguez welcomed **Members Brown and Wilson**, and **Board Attorney Burton**. He thanked **Community Development Administrator McFarlane** and **Chief Ogburn** for their time and help tonight.

Chief Ogburn exclaimed he is happy to see the direction of the board.

Board Attorney Burton advised she is looking forward to working with the Board.

Community Development Administrator McFarlane said he is happy to be of assistance and is looking forward to working with the Police Department and Code Enforcement.

Chair Bandur welcomed **Members Brown and Wilson** and **Board Attorney Burton**, and expressed gratitude for **Sergeant Rodriguez** and **Recording Clerk Decruiz**. He additionally wished everybody a Happy 4th of July.

Meeting adjourned at 9:29 p.m.

ATTEST:

APPROVED:

Maiya Decruiz, Code Enforcement Clerk

Joe Bandur, Chair



STAFF REPORT

Meeting Date: July 16, 2026

Item #:

Contact Name:
Contact Number:

Department Director:
City Manager: Craig Shadrix

Subject:

Case Number	Location	Respondent
2026-01201 OFFICER TOBE	704 CENTER ST	WESTCOTT JOHN J WESTCOTT PAULA S
2026-01348 OFFICER CADY	2220 ESSEX DR	PIERRE CHARLES PIERRE MELISSA J
2026-01422 OFFICER LOEFFLER	1215 SAND PINE AVE	SERRANO ABEL PEREZ LOPEZ ASALIA S
2026-01512 OFFICER LOEFFLER	2003 ADAIR ST	DIXON MICHAEL B
2026-01556 OFFICER CADY	2885 CULLENS CT	ALCIUS WIKENDER ALCIUS JEAN MARY AMELIA
2026-01577 OFFICER CADY	1717 SPARROW SONG LN	SINGH VICKASH
2026-01585 OFFICER CADY	2120 NEW VICTOR RD	URREA MARIA C
2026-01608 OFFICER TOBE	321 MISTY MEADOW DR	WESTCOTT JOHN J
2026-01707 OFFICER TOBE	530 S BLUFORD AVE	IVY EDWIN R II
2026-01810 OFFICER LOEFFLER	480 MEADOW SWEET CT	OSSORIO STEVEN
20226-01861 OFFICER CADY	1500 MAUREEN AVE	ADAIR RICKEY T LIFE ESTATE REM: CAROL S PEIFER

2026-01886 OFFICER LOEFFLER	328 LITTLE ROCK CT	ARREGUIN GALVAN ELEAZAR MENDOZA HERRERA ALICIA
2026-01899 OFFICER LOEFFLER	50 N CIRCLE KEY DR	MOODY FAYE
2026-01954 OFFICER CADY	2525 DOVETAIL DR	CHERRY ARI MAYA

Description of Violation(s):

Cited Code Provisions:

Corrective Action Required by Code Board Order:

Proposed Motion and Recommendation(s):

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Attachments:

None



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Description of Violation(s):

Cited Code Provisions:

Corrective Action Required by Code Board Order:

Violation Code Board Order:

Proposed Motion and Recommendation(s):

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STAFF REPORT

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Contact Name:
Contact Number:

Department Director:
City Manager: Craig Shadrix

Subject:

Case Number	Location	Respondent
2024-03865 OFFICER LOEFFLER	STONEGATE DT	HOS PRESIDENT STEVEN BRESSLER & PRESERVE AT CROWN POINT HOMEOWNERS ASSN INC
2026-00648 OFFICER LOEFFLER	86 SUNDIAL KEY CT	PEREZ HERNANDEZ GUADALUPE RODRIGIEZ PEREZ LUIZ ENRIQUE
2026-00821 OFFICER CADY	89 SAND DOLLAR KEY DR	LABORICO NANCY BALTAZAR RODRIQUEZ DIAMENTINA
2026-00978 OFFICER CADY	809 DOREEN AVE	SEVAL LLC
2026-01108 OFFICER LOEFFLER	124 PERIWINKLE KEY DR	TORRES GALVAN ERNESTO MEDINA CAPISTRAN ROCIO
2026-01234 OFFICER LOEFFLER	1000 FLEWELLING AVE	MAURICO GOMEZ LEONARDO PEREZ GOMEZ HERLINDA MAURICO PEREZ VILMA
2026-01476 OFFICER LOEFFLER	729 N LAKEWOOD AVE	MELNEDEZ HARRY
2026-01496 OFFICER LOEFFLER	62 E CIRCLE KEY DR	MURPHEY MISTY D

Description of Violation(s):

Cited Code Provisions:

Corrective Action Required by Code Board Order:

Proposed Motion and Recommendation(s):

[??]

Attachments:

None



STAFF REPORT

Meeting Date: July 16, 2026

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Contact Name:
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Department Director:
City Manager: Craig Shadrix

Subject:

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Description of Violation(s):

Cited Code Provisions:

Corrective Action Required by Code Board Order:

Violation Code Board Order:

Proposed Motion and Recommendation(s):

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