



OCOEE CODE ENFORCEMENT BOARD

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

August 20, 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 Minutes

1. Minutes from July 16, 2026

B. Dismissed or In Compliance

2. 2026-01222: 2060 KEY LIME ST – OFFICER LOEFFLER
3. 2026-02015: 2549 DOVETAIL CT – OFFICER CADY
4. 2026-02069: 1004 OAKWOOD LN – OFFICER TOBE
5. 2026-02148: 900 KIMBALL DR – OFFICER LOEFFLER
6. 2026-02164: 3500 BIG EAGLE DR – OFFICER CADY
7. 2025-02169: 1866 CASSINGHAM CIR – OFFICER TOBE
8. 2026-02422: 2201 ESSEX DR – OFFICER CADY
9. 2026-02426: 1161 MONTHEATH CIR – OFFICER CADY

C. Order of Continuance

10. 2026-01121: 1669 CAMBRIDGE VILLAGE CT – OFFICER LOEFFLER
11. 2026-01610: 1506 MONA AVE – OFFICER LOEFFLER
12. 2026-01944: 976 DAVENWOOD CT – OFFICER LOEFFLER

• PUBLIC COMMENTS

• HEARINGS ON STATEMENT OF VIOLATIONS PURSUANT TO NOTICES OF HEARING

13. 2026-0854: 106 LYLE ST – OFFICER CADY
14. 2026-02008: 1101 MARLENE DR – OFFICER PINTO

Regular Code Enforcement Board
August 20, 2026

15. 2026-01850: 813 SLEEPY HARBOUR DR – OFFICER TOBE
16. 2026-01109: 304 BAY ST – OFFICER LOEFFLER
17. 2026-01412: 1216 SAND PINE AVE – OFFICER LOEFFLER
18. 2026-01443: 484 KINDLING CT – OFFICER LOEFFLER
19. 2026-01974: 1614 MONA AVE – OFFICER LOEFFLER
20. 2026-01984: 88 BUCK KEY CT – OFFICER LOEFFLER
21. 2026-02148: 1610 MONA AVE – OFFICER LOEFFLER
22. 2026-01702: 99 JAKE CT – OFFICER CADY
23. 2026-01779: 2438 STRICKER DR – OFFICER CADY
24. 2026-01957: 112 SPRING LAKE CIR – OFFICER CADY
25. 2026-02011: 2711 ESTEP CT – OFFICER CADY
26. 2026-02038: 2671 MANGOSTINE LN – OFFICER CADY
27. 2026-02337: 112 SPRING LAKE CIR – OFFICER CADY
28. 2026-02379: 250 E SILVER STAR – OFFICER CADY
29. 2026-02378: 2045 EL MARRA DR – OFFICER CADY

• CASE RESOLUTION

30. 2025-04149: 296 E GENEVA ST – OFFICER LOEFFLER
31. 2026-01810: 480 MEADOW SWEET CT – OFFICER LOEFFLER
32. 2026-00872: 2 S BLUFORD AVE – OFFICER CADY
33. 01954: 2525 DOVETAIL DR – OFFICER CADY

• 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
July 16, 2026

CALL TO ORDER

Chair Bandur called the Code Enforcement Board regular meeting to order at 7:06 p.m. in the Commission Chambers of City Hall, located at 1 N Bluford Ave, Ocoee, Florida.

INVOCATION: **Member Brown** 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, Wilson, and Whittle.

Also present: Board Attorney Sara J Burton, Sergeant Rodriguez, Police Chief Vincent Ogburn, Development Services Director Nick Lepp, Code Enforcement Clerk Decruiz, and Code Enforcement Officers Cady, Loeffler, Pinto, and Tobe.

ABSENT: Members: Member Schultz.

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: June 18, 2026, Code Enforcement Board Meeting

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

CASE NO 2026-01201

OFFICER TOBE	704 CENTER ST	WESTCOTT JOHN J WESTCOTT PAULA S
Property in Compliance		

CASE NO 2026-01348

OFFICER CADY	2200 ESSEX DR	PIERRE CHARLES PIERRE MELISSA J
Property in Compliance		

CASE NO 2026-01422

OFFICER LOEFFLER	1215 SAND PINE AVE	SERRANO ABEL PEREZ LOPEZ ASALIA S
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Property in Compliance

CASE NO 2026-01581

OFFICER CADY	2707 KEMOS LANDING	ADAMS STEVEN A ADMAS MARYANNE
Property in Compliance		

CASE NO 2026-01585

OFFICER LOEFFLER	2120 NEW VICTOR RD	URREA MARIA C
Property in Compliance		

CASE NO 2026-01730

OFFICER LOEFFLER	1510 DOREEN AVE	GENAO MANUEL DE JESUS
Property in Compliance		

CASE NO 2026-01886

OFFICER LOEFFLER	328 LITTLE ROCK CT	ARREGUIN GALVAN ELEAZAR MENDOZA HERRERA ALICIA
Property in Compliance		

C. ORDER OF CONTINUANCE:

CASE NO 2026-00354

OFFICER LOEFFLER	304 Highbrooke Blvd	SILVA THAYSA RUY SILVA CARLOS FERNANDO
Continued to August 20, 2026		

***Vice-Chair Lewis**, seconded by **Member Whittle**, moved that the consent agenda be accepted as presented, and that Case #2026-01556, 2026-01577, 2026-01717, and 2026-01861, be moved to the beginning of the agenda and then revert to the original agenda with Case #2026-01608 and all subsequent cases. Motion carried unanimously.*

COMMENTS FROM CITIZENS: None.

OLD CASES

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 July 16, 2026, the property is still in non-compliance, however, tremendous progress has been made to bring the property into compliance. The City asked for a continuance of 30 days.

Respondent Scott Anderson expressed his gratitude towards the board for listening to his concerns and to the police department for their efforts in assisting the property owner. He advised that the property owner has been hospitalized and is now in rehab, but he has maintained a consistent effort to clean the property. He furthered this statement by explaining that he is going to continue to keep the property clean and the Board will see even more progress being made within 30 days.

Vice-Chair Lewis, 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 August 20, 2026, Code Board Hearing. Motion carried unanimously

HEARINGS ON STATEMENT OF VIOLATIONS PURSUANT TO NOTICES OF HEARINGS

CASE NO 2026-01556

OFFICER CADY	2885 CULLENS CT	ALICIUS WIKENDER ALCIUS JEAN MARY AMELIA
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. – Tree Removed in the Front Yard Without a Permit.

Officer Cady presented the case and gave its history. He further explained that as of July 16, 2026, the property is still in non-compliance. The City asked for an Order of Compliance by August 15, 2026, or thereafter to be fined \$250.00 per day, per violation, until found in compliance.

Respondent Wilkender Alcius advised that he spoke to the Code Enforcement Officer and he has spoken with the Building Department to complete the steps that he needs to come into compliance. He advised the permit is currently in progress.

Vice-Chair Lewis, seconded by **Member Whittle**, moved that in Case #2026-01556, the respondent be found in violation as cited as of May 13, 2026, and be given until August 15, 2026, to come into compliance or be fined \$250.00 per day, per violation, until found in compliance. Motion carried unanimously.

CASE NO 2026-01577

OFFICER CADY	1717 SPARROW SONG LN	SINGH VICKASH
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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. – Tree Removed Without a Permit.

Officer Cady presented the case and gave its history. He further explained that as of July 16, 2026, the property is still in non-compliance. The City asked for an Order of Compliance and Imposing by August 15, 2026, or thereafter to be fined \$250.00 per day, per violation, until found in compliance.

Respondent Vickash Singh advised that he spoke to the Code Enforcement Officer and that he believes he will get the permit for his tree removal within 30 days.

Member Brown, seconded by Vice-Chair Lewis, moved that in Case #2026-01577, the respondent be found in violation as cited as of May 13, 2026, and be given until August 15, 2026, to come into compliance or be fined \$250.00 per day, per violation, until found in compliance. Motion carried unanimously.

CASE NO 2026-01707

OFFICER TOBE	530 S BLUFORD AVE	IVY EDWIN R II
Violation Cited: §115-3. B.		
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.		

Observation:

§115-3. B. – Overgrown Property with Tall Weeds and Grass Throughout the Property.

Officer Tobe presented the case and gave its history. He further explained that as of July 16, 2026, the property is still in non-compliance. The City asked for an Order of Compliance and Imposing by July 31, 2026, or thereafter to be fined \$250.00 per day, per violation, until found in compliance.

Respondent Ivy Edwin explained that he had someone working to clean up his property, but he does not believe the person will be returning to finish the job. As a result, he has mowed the property himself and believes it is in compliance.

Member Wilson, seconded by Member Brown, moved that in Case #2026-01707, the respondent be found in violation as cited as of May 21, 2026, and be given until July 31, 2026, to come into compliance or be fined \$250.00 per day, per violation, until found in compliance. Motion carried unanimously.

CASE NO 2026-01861

OFFICER CADY	1500 MAUREEN AVE	ADAIR RICKEY T LIFE ESTATE
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		REM: CAROL S PEIFER
Violation Cited: §6-4. H.(6)(b)., §115-3. A. (3)., & §6-4. H.(6)(b). 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. (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:

§6-4. H.(6)(b). – Two Flatbed Trailers Parked in the Front Yard.
 §115-3. A. (3). – Junk And Debris in Front and Side of the House.
 §6-4. H.(6)(b). – RV Parked in the Driveway.

Officer Cady presented the case and gave its history. He further explained that as of July 16, 2026, the property is still in non-compliance. The City asked for an Order of Compliance by August 15, 2026, or thereafter to be fined \$250.00 per day, per violation, until found in compliance.

Respondent Ricky Adair stated that he had two trailers, one was being used to clean the property and the other is gone. He is grateful to have 30 days to come into compliance and he advised he will take care of the violations.

Member Whittle, seconded by Member Brown, moved that in Case #2026-01861 the respondent be found in violation as cited as of June 2, 2026, and be given until August 15, 2026, to come into compliance or be fined \$250.00 per day, per violation, until found in compliance. Motion carried unanimously.

CASE NO 2026-01608

OFFICER TOBE	321 MISTY MEADOW DR	WESTCOTT JOHN J
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 Vehicle.

Officer Tobe presented the case and gave its history. He further explained that as of July 16, 2026, the property is still in non-compliance. The City asked for an Order of Compliance by July 31, 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 #2026-01608, the respondent be found in violation as cited as of May 20, 2026, and be given until July 31, 2026, to come into compliance or be fined \$250.00 per day, per violation, until found in compliance. Motion carried unanimously.

CASE NO 2026-01810

OFFICER LOEFFLER	480 MEADOW SWEET CT	OSSORIO STEVEN
Violation Cited: §108-35., §54-3. A., §108-24. D., & §115-3. B. 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 §54-3. A. – All buildings shall have the assigned building number properly displayed, whether or not mail is delivered to the building. §108-24. D. – It shall be unlawful to use a residential property for the storage of any abandoned motor vehicle, ice box, refrigerator, stove, glass, building material, building rubbish, or similar items. It shall be the duty of every such owner and occupant to keep the premises of residential properties clean and to remove all such abandoned items. §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:

§108-35. – Public Nuisance; Overgrown Grass Encroaching on the Property.

§54-3. A. – No Viable Address Numbers.

§108-24. D. – Junk, Trash, And Debris Littering the Property.

§115-3. B. – Overgrown Grass and Weeds.

Officer Loeffler presented the case and gave its history. He further explained that as of July 16, 2026, the property is still in non-compliance. The City asked for an Order of Compliance by July 31, 2026, or thereafter to be fined \$250.00 per day, per violation, until found in compliance.

Vice-Chair Lewis, seconded by Member Brown, moved that in Case #2026-01810, the respondent be found in violation as cited as of May 28, 2026, and be given until July 31, 2026, to come into compliance or be fined \$250.00 per day, per violation, until found in compliance. Motion carried unanimously.

CASE NO 2026-01899

OFFICER LOEFFLER	50 N CIRCLE KEY DR	MOODY FAYE
Violation Cited: §115-3. A. (3). & §115-3. 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. §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:

§115-3. A. (3). – Old Wheels and Tires, Old Furniture, Shopping Carts, Little, Tall Weeds and Grass.

§115-3. B. – Overgrown Grass and Weeds Throughout the Property.

Officer Loeffler presented the case and gave its history. He further explained that as of July 16, 2026, the property is still in non-compliance. The City asked for an Order of Compliance by July 31, 2026, or thereafter to be fined \$250.00 per day,

per violation, until found in compliance.

Member Whittle, seconded by **Member Wilson**, moved that in Case #2026-01899, the respondent be found in violation as cited as of June 3, 2026, and be given until July 31, 2026, to come into compliance or be fined \$250.00 per day, per violation, until found in compliance. Motion carried unanimously.

CASE NO 2026-01954

OFFICER CADY	2525 DOVETAIL DR	CHERRY ARI MAYA
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 Front of the House.

Officer Cady presented the case and gave its history. He further explained that as of July 16, 2026, the property is still in non-compliance. The City asked for an Order of Compliance by July 31, 202X, or thereafter to be fined \$250.00 per day, per violation, until found in compliance.

Member Whittle, seconded by **Member Brown**, moved that in Case #2026-01954, the respondent be found in violation as cited as of June 11, 2026, and be given until July 31, 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 2024-03865

OFFICER LOEFFLER	STONEGATE DR	HOA PRESIDENT STEVEN BRESSLER & PRESERVE AT CROWN POINT HOMEOWNER 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 explained that as of July 16, 2026, the property is still in non-compliance. The City asked for an Order Imposing Fine.

Development Services Director Lepp stated the Development Services Team is currently working with the subdivision to correct the issue. Due to the amount of trees that that have been removed, and those that the HOA’s arborist report determined need to be removed, the subdivision needs to revise its site plan and come up with a tree replacement plan. He further advised that a site plan revision is a lengthy process which will require approval at a City Commission meeting. Discussion ensued.

Development Services Director Lepp advised that since the Development Services team is working with the HOA, the City is requesting the case be continued to a later date. **Officer Loeffler** concurred with the new recommendation. Discussion ensued.

Development Services Director Lepp requested the case be continued for 45 days.

Police Chief Ogburn recommended that since this is lengthy process, the case should be continued for 90 days. Further discussion ensued.

Member Whittle, seconded by Vice-Chair Lewis, moved that in Case #2024-03865 be continued to the October 15, 2026, Code Board Hearing. Motion carried unanimously

CASE NO 2026-00648:

OFFICER LOEFFLER	86 SUNDIAL KEY CT	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 explained that as of July 16, 2026, the property is still in non-compliance. The City asked for an Order Imposing Fine.

Vice-Chair Lewis, seconded by Member Brown, moved that in Case #2026-00648, the Board impose fines as previously set by this Board. Motion carried unanimously.

CASE NO 2026-00821

OFFICER CADY	89 SAND 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 explained that as of July 16, 2026, the property is still in non-compliance. The City asked for an Order Imposing Fine.

Vice-Chair Lewis, seconded by Member Brown, moved that in Case #2026-00821, the Board impose fines as previously set by this Board. Motion carried unanimously.

CASE NO 2026-00978

OFFICER CADY	809 DOREEN AVE	SEVAL LLC
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). – 8 Ft Enclosed Trailer Parked in the Driveway.

Officer Cady explained that as of July 16, 2026, the property is now in compliance, however, the property owner failed to come into compliance by the ruled-upon compliance date. The City asked for an Order Imposing Fine.

Member Lewis, seconded by Member Wilson, moved that in Case #2026-00978, the Board impose fines as previously set by this Board, from June 20, 2026, to July 16, 2026. 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 explained that as of July 16, 2026, the property is in compliance. No further action is requested.

CASE NO 2026-01234

OFFICER LOEFFLER	1000 FLEWELLING AVE	MAURICO GOMEZ LEONOARDO 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 explained that as of July 16, 2026, the property is still in non-compliance. The City asked for an Order Imposing Fine.

Member Wilson, seconded by Vice-Chair Lewis, moved that in Case #2026-01234, the Board impose fines as previously set by this Board. Motion carried unanimously.

CASE NO 2026-01476

OFFICER LOEFFLER	729 N LAKEWOOD AVE	MELENDEZ 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 explained that as of July 14, 2026, the property is now in compliance, however, the property owner failed to come into compliance by the ruled-upon compliance date. The City asked for an Order Imposing Fine.

Vice-Chair Lewis, seconded by **Member Whittle**, moved that in Case #2026-01476, the Board impose fines as previously set by this Board, from July 03, 2026 to July 14, 2026. 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 explained that as of July 16, 2026, the property is in compliance. No further action is requested.

ELECTION OF CHAIR AND VICE-CHAIR

Vice-Chair Lewis, seconded by **Member Brown**, nominated **Chair Bandur** to be re-elected as Chair. Motion carried unanimously.

Member Brown, seconded by **Chair Bandur**, nominated **Vice-Chair Lewis** to be re-elected as Vice-Chair. Motion carried 4-1, with Member Brown opposing.

Member Brown apologized, explaining that her vote was an accident

BOARD COMMENTS

Member Whittle stated he is happy that everyone was present and the Board is getting through the cases quickly and unanimously.

Vice-Chair Lewis complimented the Police Department for their assistance on the 106 Lyle Street case, and he is grateful to have the Development Services team working closely with the Code Enforcement unit. He also expressed appreciation for being re-elected.

Member Wilson stated he is happy to be serving on this Board.

Member Brown expressed appreciation for the Code Officers and the work they do and noted that she loves seeing the City of Ocoee show up.

Sergeant Rodriguez expressed that he is proud of the work that the Code Enforcement unit has been doing and that since his addition, the unit as a whole continues to progress positively.

Chair Bandur stated he is appreciative of the Code team and thanked **Sergeant Rodriguez** and **Recording Clerk Decruiz**. He reminded all members to respond to emails and thanked the members for their support, expressing gratitude for his reelection

Meeting adjourned at 8:40 p.m.

ATTEST:

APPROVED:

Maiya Decruiz, Code Enforcement Clerk

Joe Bandur, Chair