



OCOEE CODE ENFORCEMENT BOARD

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

September 17, 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 August 20, 2026

B. Dismissed or In Compliance

2. 2026-02207: 859 HAMMOCKS DR - OFFICER TOBE
3. 2026-02740: 1404 CHARLEON CT - OFFICER - TOBE

C. Order of Continuance

4. 2026-02427: 10 LAKEVIEW ST - OFFICER LOEFFLER

• PUBLIC COMMENTS

• HEARINGS ON STATEMENT OF VIOLATIONS PURSUANT TO NOTICES OF HEARING

5. 2026-02541: 802 SULLIVAN AVE – OFFICER TOBE
6. 2026-02560: 604 SULLIVAN AVE – OFFICER TOBE
7. 2026-01121: 1669 CAMBRIDGE VILLAGE CT – OFFICER LOEFFLER
8. 2026-01944: 976 DAVENWOOD CT – OFFICER LOEFFLER
9. 2026-02525: 1005 SABRINA DR – OFFICER LOEFFLER
10. 2026-02544: 1549 DUSTY PINE DR – OFFICER LOEFFLER
11. 2026-02584: 69 E CIRCLE KEY DR – OFFICER LOEFFLER
12. 2026-02632: 607 N LAKEWOOD AVE – OFFICER LOEFFLER
13. 2026-02665: 1612 MONA AVE - OFFICER LOEFFLER

• CASE RESOLUTION

Regular Code Enforcement Board
September 17, 2026

14. 2026-00253: 991 DESERT CANDLE DR - OFFICER LOEFFLER
15. 2026-01109: 304 BAY ST - OFFICER LOEFFLER
16. 2026-01443: 484 KINDLING CT - OFFICER LOEFFLER
17. 2026-04356: 284 N LAKEWOOD AVE – SERGEANT RODRIGUEZ

• 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
August 20, 2026

CALL TO ORDER

Chair Bandur called the Code Enforcement Board regular meeting to order at 7:02 p.m. in the Commission Chambers of City Hall, located at 1 N Bluford Ave, Ocoee, Florida.

INVOCATION: **Vice-Chair Lewis** 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 Elhadj and Whittle.

Also present: Board Attorney Sara J Burton, Community Development Administrator McFarlane, Sergeant Rodriguez, Code Enforcement Clerk Decruiz, and Code Enforcement Officers Cady and Loeffler.

ABSENT: Members: Brown and Wilson.

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. APPROVAL OF MINUTES: July 16, 2026, Code Enforcement Board Meeting

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

1. **CASE NO 2026-01222: 2060 KEY LIME ST – OFFICER LOEFFLER**

Property in Compliance

2. **CASE NO 2026-01412: 1216 SAND PINE AVE – OFFICER LOEFFER**

Property in Compliance

3. **CASE NO 2026-01850: 813 SLEEPY HARBOUR CT – OFFICER TOBE**

Property in Compliance

4. **CASE NO 2026-02008: 1101 MARLENE DR – OFFICER PINTO**

Property in Compliance

5. **CASE NO: 2026-02011: 2711 ESTEP CT – OFFICER CADY**

Property In Compliance

6. **CASE NO 2026-02015: 2549 DOVETAIL DR – OFFICER CADY**
Property in Compliance
 7. **CASE NO 2026-02038: 2671 MANGOSTINE LN – OFFICER CADY**
Property in Compliance
 8. **CASE NO 2026-02069: 1004 OAKWOOD LN – OFFICER TOBE**
Property in Compliance
 9. **CASE NO 2026-02148: 900 KIMBALL DR – OFFICER LOEFFLER**
Property in Compliance
 10. **CASE NO 2026-02164: 3500 BIG EAGLE DR – OFFICER CADY**
Property in Compliance
 11. **CASE NO 2026-02164: 1866 CASSINGHAM CIR – OFFICER TOBE**
Case Dismissed
 12. **CASE NO 2026-02337: 112 SPRING LAKE CIR – OFFICER CADY**
Property in Compliance
 13. **CASE NO 2026-02378: 2045 EL MARRA DR – OFFICER CADY**
Property in Compliance
 14. **CASE NO 2026-02422: 2201 ESSEX DR – OFFICER CADY**
Property in Compliance
 15. **CASE NO 2026-02426: 1161 MONTHEATH CIR – OFFICER CADY**
Property in Compliance
- C. ORDER OF CONTINUANCE:
1. **CASE NO 2026-01121: 1669 CAMBRIDGE VILLAGE CT – OFFICER LOEFFLER**
Continued to September 17, 2026
 2. **CASE NO 2026-01610: 1506 MONA AVE – OFFICER LOEFFLER**
Continued to September 17, 2026
 3. **CASE NO 2026-01944: 976 DAVENWOOD CT – OFFICER LOEFFLER**
Continued to September 17, 2026

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

COMMENTS FROM CITIZENS OR PUBLIC COMMENTS: None.

HEARINGS ON STATEMENT OF VIOLATIONS PURSUANT TO NOTICES OF HEARINGS

1. CASE NO 2026-00854: 106 LYLE ST – OFFICER CADY

Violation(s) 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 August 20, 2026, the property is still in non-compliance with §115-3. A. (3) but is in compliance with §108-35. The City asked for an Order of Compliance by September 19, 2026, or thereafter to be fined \$250.00 per day, per violation, until found in compliance.

Respondent Scott Anderson thanked the City Staff for all their help, especially for bringing this violation to light. He confirmed his son did buy the property as a way to bring the property into compliance. He advised that he has had 33 tons of junk removed from the property and he was able to do so because the property has changed owners and the previous owner struggled with removing the junk. He further advised that he is in contact with the previous owner, and she is receiving updates on the property's progress. He stated that he believed 30 days should be sufficient to bring the property into full compliance.

Vice-Chair Lewis, seconded by Member Whittle, moved that in Case #2026-00854, the respondent be found in violation as cited as of May 6, 2026, and be given until September 19, 2026, to come into compliance or be fined \$250.00 per day, per violation, until found in compliance. Motion carried unanimously.

2. CASE NO 2026-01109: 304 BAY ST – OFFICER LOEFFLER

Violation(s) 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. - Installed an Enclosed Patio/Car Port Without the Required Permit.

Officer Loeffler presented the case and gave its history. He further explained that as of August 20, 2026, the property is still in non-compliance. The City asked for an Order of Compliance by September 4, 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 #2026-01109, the respondent be found in violation as cited as of April 9, 2026, and be given until September 4, 2026, to come into compliance or be fined \$250.00 per day, per violation, until found in compliance. Motion carried unanimously.

3. CASE NO 2026-01443: 484 KINDLING CT – OFFICER LOEFFLER

Violation(s) Cited: §115-3. A. (3). & §108-23. Q.

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. Q. - Accessory structures. Garages, storage buildings, and all other accessory structures shall be maintained and kept in good repair and sound structural condition.

Observation:

§115-3. A. (3). - Debris In Front of the Garage and Old Ladders Laying in Front Yard.

§108-23. Q.- A Wooded Fence That Was Structurally Unsound and Not Repairable.

Officer Loeffler presented the case and gave its history. He further explained that as of August 20, 2026, the property is still in non-compliance. The City asked for an Order of Compliance by September 4, 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 #2026-01443, the respondent be found in violation as cited as of May 22, 2026, and be given until September 4, 2026, to come into compliance or be fined \$250.00 per day, per violation, until found in compliance. Motion carried unanimously.

4. CASE NO 2026-01974: 1614 MONA AVE – OFFICER LOEFFLER

Violation(s) 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. - A Non-Operational Vehicle with an Expired Tag, Dismantled and Front End Resting on the Pavement.

Officer Loeffler presented the case and gave its history. He further explained that as of August 20, 2026, the property is still in non-compliance. The City asked for an Order of Compliance by September 4, 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 #2026-01974, the respondent be found in violation as cited as of June 9, 2026, and be given until September 4, 2026, to come into compliance or be fined \$250.00 per day, per violation, until found in compliance. Motion carried unanimously.

5. CASE NO 2026-01984: 88 BUCK KEY CT – OFFICER LOEFFLER

Violation(s) Cited: §115-3. A. (3). & §51-126. A.

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.

§51-126. A. - It shall be a violation of this article for any person to do any building construction, repair work, alteration or remodeling of any building or to demolish any building within the scope of this article without first obtaining a permit therefor from the Building Department.

Observation:

§115-3. A. (3). - Construction Debris on The Easement on the Other Side of the Street.

§51-126. A. - Interior Alteration Permits Rejected, With New Windows Observed.

Officer Loeffler presented the case and gave its history. He further explained that as of August 20, 2026, the property is still in non-compliance. The City asked for an Order of Compliance by September 4, 2026, or thereafter to be fined \$250.00 per day, per violation, until found in compliance.

Code Enforcement Clerk Decruiz administered the oath to the Respondent.

Respondent Rodrigo Chavez explained he is working on the plans with the engineer and contractors to correct the violations. He additionally advised that he has been in contact with the Building Department and is in the process of receiving his permit. When asked about the trash he advised that not all the trash is his, but it is from the surrounding properties. He further advised that only the trash in the front of the property is his and he will clean it.

Member Whittle, seconded by Vice-Chair Lewis, moved that in Case #2026-01984, the respondent be found in violation as cited as of June 9, 2026, and be given until September 19, 2026, to come into compliance or be fined \$250.00 per day, per violation, until found in compliance. Motion carried unanimously.

6. CASE NO 2026-02148: 1610 MONA AVE – OFFICER LOEFFLER

Violation(s) Cited: §115-3. B., §143-27. A., & §108-24-D.

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.

§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.

§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.

Observation:

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

§143-27. A. - Waste Cans in a Prohibited Area.

§108-24-D. - Junk, Debris, Building Material Littering the Property.

Officer Loeffler presented the case and gave its history. He further explained that as of August 20, 2026, the property is still in non-compliance. The City asked for an Order of Compliance by September 4, 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 #2026-02148, the respondent be found in violation as cited as of June 24, 2026, and be given until September 4, 2026, to come into compliance or be fined \$250.00 per day, per violation, until found in compliance. Motion carried unanimously.

7. CASE NO 2026-01702: 99 JAKE CT – OFFICER CADY

Violation(s) Cited: §115-3. A. (1)(3).

Summary:

§115-3. A. (1)(3). - 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 and 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. (1)(3). – Junk And Debris in Front of the House.

Officer Cady presented the case and gave its history. He further explained that as of August 20, 2026, the property is still in non-compliance. The City asked for an Order of Compliance by September 4, 2026, or thereafter to be fined \$250.00 per day, per violation, until found in compliance.

Vice-Chair Lewis, seconded by Member Whittle, moved that in Case #2026-01702, the respondent be found in violation as cited as of June 15, 2026, and be given until September 4, 2026, to come into compliance or be fined \$250.00 per day, per violation, until found in compliance. Motion carried unanimously.

8. CASE NO 2026-01779: 2438 STRICKER DR – OFFICER CADY

Violation(s) Cited: §115-3. A. (1)(2)(3)., §6-4. H. (6)(b)., §108-23. Q., & §168-6. (1).

Summary:

§115-3. A. (1)(2)(3). - 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 and 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.

§108-23. Q. - Garages, storage buildings and all other accessory structures shall be maintained and kept in good repair and sound structural condition.

§168-6. B. (1). - No owner, private property, shall consent to the parking or storing of vehicles on non-improved surfaces of the property.

Observation:

§115-3. A. (1)(2)(3). - Had Junk and Debris in the Front and Side of the House.

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

§108-23. Q. - Disrepair and Dilapidated Fence on the Side of the Property.

§168-6. B. (1). - A Vehicle Parked in the Front Yard with an Expired Tag.

Officer Cady presented the case and gave its history. He further explained that as of August 20, 2026, the property is still in non-compliance with §115-3. A. (1)(2)(3)., §6-4. H. (6)(b), and §108-23. Q., but is in compliance with §168-6. B. (1). The City asked for an Order of Compliance by September 04, 2026, or thereafter to be fined \$250.00 per day, per violation, until found in compliance.

Vice-Chair Lewis, seconded by Member Whittle, moved that in Case #2026-01779, the respondent be found in violation as cited as of May 27, 2026, and be given until September 4, 2026, to come into compliance or be fined \$250.00 per day, per violation, until found in compliance. Motion carried unanimously.

9. CASE NO 2026-01957: 112 SPRING LAKE CIR – OFFICER CADY

Violation(s) Cited: §115-3. (1).

Summary:

§115-3. (1). - Any tree, whether damaged, diseased, decayed or otherwise unsafe, or any limb or other portion thereof.

Observation:

§115-3. (1). – A Tree with Dead or Decaying Branches.

Officer Cady presented the case and gave its history. He further explained that as of August 20, 2026, the property is still in non-compliance. The City asked for an Order of Compliance and Imposing by September 19, 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 #2026-01957, the respondent be found in violation as cited as of July 8, 2026, and be given until September 19, 2026, to come into compliance or be fined \$250.00 per day, per violation, until found in compliance. Motion carried 3-1 with **Member Elhaji** opposing

10. CASE NO 2026-02379: 250 E SILVER STAR – OFFICER CADY

Violation(s) Cited: §115-3. A. (1)., §115-3. A. (1)(2)(3). & §115-3. B.

Summary:

§115-3. A. (1). - No person shall allow the existence or accumulation of any Junk or Debris classified as a nuisance or menace to public health, safety and welfare.

§115-3. A. (1)(2)(3). - 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 and 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. (1). – A Dead or Dying Tree in Front of the House.

§115-3. A. (1)(2)(3). - Junk And Debris on the Side of the House.

§115-3. B. - Tall Grass and Weeds.

Officer Cady presented the case and gave its history. He further explained that as of August 20, 2026, the property is still in non-compliance. The City asked for an Order of Compliance and Imposing by September 4, 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 #2026-02379, the respondent be found in violation as cited as of July 11, 2026, and be given until September 4, 2026, to come into compliance or be fined \$250.00 per day, per violation, until found in compliance. Motion carried unanimously.

CASE RESOLUTION

1. CASE NO 2025-04149: 296 E GENEVA ST – OFFICER LOEFFLER

Violation(s) 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 explained that as of August 20, 2026, the property is still in non-compliance. The City asked for an Order Imposing Fine.

Vice-Chair Lewis, seconded by Member Whittle, moved that in Case #2025-04149, the Board impose fines as previously set by this Board. Motion carried unanimously.

2. CASE NO 2026-01810: 480 MEADOW SWEET CT – OFFICER LOEFFLER

Violation(s) 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 explained that as of August 20, 2026, the property is still in non-compliance. The City asked for an Order Imposing Fine.

Vice-Chair Lewis, seconded by Member Whittle, moved that in Case #2026-01810, the Board impose fines as previously set by this Board. Motion carried unanimously.

3. CASE NO 2026-00872: 2 S BLUFORD AVE – OFFICER CADY

Violation(s) Cited: §51-13.

Summary:

§51-13. – It shall be a violation to do work related to construction without first obtaining a permit.00.00 should be from the previous meetings minutes.

Observation:

§51-13. – Work Without Permit.

Officer Cady explained that as of August 20, 2026, the property is still in non-compliance. The City asked for an Order Imposing Fine.

Vice-Chair Lewis, seconded by Member Whittle, moved that in Case #2026-00872, the Board impose fines as previously set by this Board. Motion carried unanimously.

4. CASE NO 2026-01954: 2525 DOVETAIL DR – OFFICER CADY

Violation(s) 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 explained that as of August 20, 2026, the property is still in non-compliance. The City asked for an Order Imposing Fine.

Vice-Chair Lewis, seconded by Member Whittle, moved that in Case #2026-01954, the Board impose fines as previously set by this Board. Motion carried unanimously.

BOARD COMMENTS

Member Elhajj stated he is happy to be here.

Member Whittle thanked the officers for their hard work and their patience, and thanked the Board for making the community better.

Vice-Chair Lewis commented on the meeting notifications. He kindly reminded the board to respond promptly for quorum purposes so other members can adjust their schedules accordingly. He additionally asked **Attorney Burton** about Board discretion; specifically, seeking clarification on how the Board can rule when the officer and respondent ask for different due dates. Discussion ensued. Lastly, he thanked the officers for their hard work.

Sergeant Rodriguez reminded the board about their upcoming board training on September 17, 2026, at 2:00 p.m. He also addressed the Board's recent communication issue. **Sergeant Rodriguez** stated that hearing dates are established in advance and that Board members should make a reasonable effort to attend, except in the event of an emergency. He emphasized that, although Board service is voluntary, it carries responsibilities, including responding to **Clerk Decruiz** in a timely manner. He encouraged members to be aware of scheduled meeting dates and make reasonable accommodations to their schedules, including travel plans, to ensure a quorum can be met without requiring Staff to contact members multiple times. Finally, **Sergeant Rodriguez** lastly reiterated that the City chose to maintain the Board, and it is now up to the members to make that decision successful.

Officer Cady apologized for not having the updated photos regarding case no 2026-00854.

Community Development Administrator McFarlane thanked the board for volunteering.

Chair Bandur reminded the Board about the upcoming training and agreed with **Sergeant Rodriguez's** comments, stating that the Board will act accordingly moving forward.

Meeting adjourned at 8:34 p.m.

ATTEST:

Maiya Decruiz, Code Enforcement Clerk

APPROVED:

Joe Bandur, Chair

OCOE POLICE DEPARTMENT

CODE ENFORCEMENT CASE HISTORY

CASE NUMBER: 2026-02541 **LOCATION/ADDRESS:** 802 SULLIVAN AVE

PARCEL NUMBR:1622289500470 **OFFICER:** J. Tobe

OBSERVED: 7/22/2026 **COMPLY:** 8/6/2026 **RE-INSPECTION:** 8/10/2026

RESPONDANT NAME(S):

JOHN PETERS

CASANDRA PETERS

VIOLATION(S) CITED: §115-3. (3). & §165-3. A.

VIOLATION SUMMARY:

- §115-3. (3). – Junk And Debris, Specifically Tires and a Blue Tarp with an Item Underneath.
- §165-3. A. – A Truck Parked in the Driveway with Flat Tires.

TIMELINE:

07/22/2026	Notice of Violation 9589-0710-5270-4032-1742-17	☐ Delivered ☒ Returned ☐ Attempted ☐ Refused ☐ In Transit ☐ Other	08/19/2026
09/03/2026	Notice of Hearing 9589-0710-5270-4032-1518-05	Meeting Date ☒ Delivered ☐ Returned ☐ Attempted ☐ Refused ☐ In Transit ☐ Other	09/17/2026 09/05/2026



CITY OF OCOEE, FLORIDA
CODE ENFORCEMENT

Case #: 2026-02541
Parcel ID: 162228955400470
Address: 802 SULLIVAN AVE

CITY OF OCOEE,
Petitioner

PETERS JOHN J
PETERS CASANDRA,
Respondent

NOTICE OF HEARING

TO: PETERS JOHN J & PETERS CASANDRA,

YOU ARE NOTIFIED, pursuant to Chapter 7.6 of the Code of Ordinances of the City of Ocoee, that a public hearing will be conducted in the above-styled action, pending and undetermined by the Code Enforcement Board of the City of Ocoee, on **9/17/2026 07:00:00 PM in the Ocoee Commission Chambers, 1 N Bluford Ave, Ocoee, Florida.**

The City will present testimony in evidence at this public hearing and request such orders as are supported by that testimony and the evidence pertaining to the attached Statement of Violations.

You have the right to appear in person, the right to present evidence relevant to the matter under consideration by the Board or Special Magistrate, the right to subpoena witnesses to testify at the hearing, and the right to be represented by legal counsel of your own choosing at your own expense.

Please Note:

- The case may still be presented if the violation(s) are corrected but recurs prior to the hearing.
- The case may still be presented, for future repeat violation, if the violation(s) are corrected prior to the hearing but were not corrected by the time specified for correction by the Code Inspector.
- If this is a repeat violation, the case may still be presented for fine even if the violation(s) are corrected prior to the hearing.
- If the violation(s) are considered to be irreparable or irreversible in nature, the case may still be presented for fine even if the violation(s) are corrected prior to the hearing.

If a person decides to appeal any decision made with respect to any matter considered at the hearing, such person will need a record of the proceedings, and for such purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Please govern yourself accordingly.

Dated: 09/03/2026

Clerk of the Board
MAIYA DECRUIZ



CITY OF OCOEE, FLORIDA
CODE ENFORCEMENT

Case #: 2026-02541
Parcel ID: 162228955400470
Address: 802 SULLIVAN AVE

CITY OF OCOEE,
Petitioner

PETERS JOHN J
PETERS CASANDRA,
Respondent

STATEMENT OF VIOLATIONS

Pursuant to the Chapter 7.6 of the Code of Ordinances of the City of Ocoee, the undersigned Code Enforcement Officer states the following with respect to certain violation(s) of the Code of the City of Ocoee, Florida, and hereby requests a public hearing before the Code Enforcement Board of the City of Ocoee:

1. Name and address of owner/person in charge of location where violation(s) existed:

PETERS JOHN J
PETERS CASANDRA
802 SULLIVAN AVE
OCOEE, FL, 34761

2. Location/address where violation(s) existed: 802 SULLIVAN AVE

Description of violation(s):

Violation Findings	Code Violated	Remedial Actions
Junk And Debris (Tires And Blue Tarp With Item Under It)	115-3. - DECLARATION OF NUISANCE AND MENACE	Remove Tires And Debris And Tarp From Property
Truck Parked In Driveway With Flat Tires	165-3. - PROHIBITED ACTS	Remove Vehicle From Property - Or- Relocate Within Enclosed Garage -Or-Repair / Make Operable Including The Attached Display Of A Valid License Tag

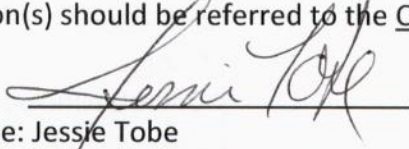
Code Violated	Description of Code
115-3. - DECLARATION OF NUISANCE AND MENACE	3) No Person Shall Allow To Remain Or Allow To Be Dumped, Placed, Accumulated Or Otherwise Located On Lands Or Premises Owned,

	Rented, Leased Or Controlled By Such Person Within The City Any Nuisance And Menace To Public Health, Safety And Welfare, Nor Shall Any Person, After Notice As Provided This Chapter That A Nuisance And Menace To Public Health, Safety And Welfare Exists On Lands Or Premises Owned, Rented, Leased Or Controlled By Such Person Within The City, Maintain Or Fail To Remove Such Nuisance And Menace To The Public Health, Safety, And Welfare
165-3. - PROHIBITED ACTS	A. No Person Shall Keep Any Abandoned Or Junk Vehicle On Any Public Property Or Any Private Property Within The Corporate Limits Of The City, Except On Private Property As Provided For In § 165-5. No Person Shall Permit Any Abandoned Or Junk Vehicle To Be Kept On Private Property Owned, Rented, Leased Or Controlled By Such Person Within The Corporate Limits Of The City, Except On Private Property As Provided For In § 165-5. [Amended 11-2-1999 By Ord. No. 99-35] (Note: - Presumptive Evidence Of Abandonment. Nonoperating Vehicles. It Shall Be Prima Facie Evidence That A Motor Vehicle Is Nonoperating If One Or More Of The Following Conditions Exist: The Absence Of A Currently Registered License Plate On A Vehicle. A Vehicle With One Or More Flat Tires Or Other Visible Signs That A Vehicle Is Not Capable Of Propelling Itself Down A Roadway. Any Nonoperating Vehicle Shall Be Considered, For The Purposes Of This Chapter, As Abandoned. Any Vehicle Left Parked In The Same Place Continuously Upon Any Private Property For A Period Of Time Such That Grass Is Grown Up Around It Obscuring Any Part Of It From View And/Or Such That There Is Dead Grass Under The Vehicle From The Vehicle Having Shielded The Grass From The Nutrients Required For Growth, Without Being Moved, Shall Be Considered, For The Purposes Of This Chapter, Abandoned. In General, This Period Of Time Will Be Interpreted To Be In Excess Of 15 Calendar Days. Any Vehicle That Is Placed Upon Blocks And Remains In This Inoperable Condition For More Than 15 Calendar Days Shall Also Be, For The Purposes Of This Chapter, Abandoned

The violation(s) was observed by Jessie Tobe, the undersigned, on 07/22/2026.

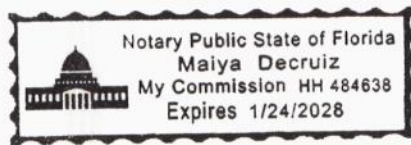
The property was re-inspected on 08/10/2026 with the following results: Non-Compliant.

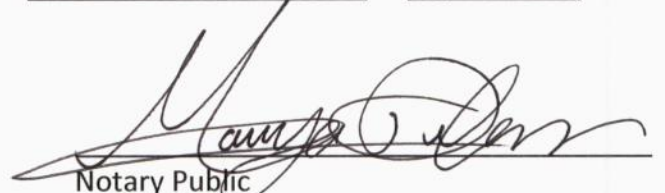
Based on the foregoing, I certify that the violation(s) described above has existed or has been repeated, and that the violation(s) should be referred to the Code Enforcement Board for a Public Hearing.

Signature: 
Printed Name: Jessie Tobe
Title: Code Enforcement Officer
Date: 09/03/2026
Telephone: 407-209-8916

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 03rd day of September 2026 by Jessie Tobe as Code Enforcement Officer of City of Ocoee, who is personally known to me.




Notary Public
My Commission expires: 01/24/2028

OCOE POLICE DEPARTMENT
CODE ENFORCEMENT CASE HISTORY

CASE NUMBER: 2026-02560 **LOCATION/ADDRESS:** 604 SULLIVAN AVE

PARCEL NUMBR: 16222809300120 **OFFICER:** J. Tobe

OBSERVED: 7/22/2026 **COMPLY:** 8/24/2026 **RE-INSPECTION:** 8/25/2026

RESPONDANT NAME(S):

PINEDA ROMERO

VIOLATION(S) CITED: §51-13.

VIOLATION SUMMARY:

§51-13. – Unpermitted Structure.

TIMELINE:

00/00/2026	Notice of Violation 9589-0710-5270-3972-6142-96	☐ Delivered ☒ Returned ☐ Attempted ☐ Refused ☐ In Transit ☐ Other	08/21/2026
09/03/2026	Notice of Hearing 9589-0710-5270-4292-3925-67	Meeting Date ☒ Delivered ☐ Returned ☐ Attempted ☐ Refused ☐ In Transit ☐ Other	09/17/2026 09/08/2026



CITY OF OCOEE, FLORIDA
CODE ENFORCEMENT

Case #: 2026-02560
Parcel ID: 162228089300120
Address: 604 SULLIVAN AVE

CITY OF OCOEE,
Petitioner

ROMERO NATALI PINEDA,
Respondent

NOTICE OF HEARING

TO: ROMERO NATALI PINEDA,

YOU ARE NOTIFIED, pursuant to Chapter 7.6 of the Code of Ordinances of the City of Ocoee, that a public hearing will be conducted in the above-styled action, pending and undetermined by the Code Enforcement Board of the City of Ocoee, on **9/17/2026 07:00:00 PM in the Ocoee Commission Chambers, 1 N Bluford Ave, Ocoee, Florida.**

The City will present testimony in evidence at this public hearing and request such orders as are supported by that testimony and the evidence pertaining to the attached Statement of Violations.

You have the right to appear in person, the right to present evidence relevant to the matter under consideration by the Board or Special Magistrate, the right to subpoena witnesses to testify at the hearing, and the right to be represented by legal counsel of your own choosing at your own expense.

Please Note:

- The case may still be presented if the violation(s) are corrected but recurs prior to the hearing.
- The case may still be presented, for future repeat violation, if the violation(s) are corrected prior to the hearing but were not corrected by the time specified for correction by the Code Inspector.
- If this is a repeat violation, the case may still be presented for fine even if the violation(s) are corrected prior to the hearing.
- If the violation(s) are considered to be irreparable or irreversible in nature, the case may still be presented for fine even if the violation(s) are corrected prior to the hearing.

If a person decides to appeal any decision made with respect to any matter considered at the hearing, such person will need a record of the proceedings, and for such purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Please govern yourself accordingly.

Dated: 09/03/2026

Clerk of the Board
MAIYA DECRUIZ



CITY OF OCOEE, FLORIDA
CODE ENFORCEMENT

Case #: 2026-02560
Parcel ID: 162228089300120
Address: 604 SULLIVAN AVE

CITY OF OCOEE,
Petitioner

ROMERO NATALI PINEDA,
Respondent

STATEMENT OF VIOLATIONS

Pursuant to the Chapter 7.6 of the Code of Ordinances of the City of Ocoee, the undersigned Code Enforcement Officer states the following with respect to certain violation(s) of the Code of the City of Ocoee, Florida, and hereby requests a public hearing before the Code Enforcement Board of the City of Ocoee:

1. Name and address of owner/person in charge of location where violation(s) existed:
ROMERO NATALI PINEDA
604 SULLIVAN AVE
OCOEE, FL, 34761

2. Location/address where violation(s) existed: 604 SULLIVAN AVE

Description of violation(s):

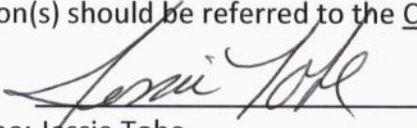
Violation Findings	Code Violated	Remedial Actions
Unpermitted Structure	51-13. - PERMITS REQUIRED.	Stop Unpermitted Work. Remove Unpermitted Work and Return to Original Condition -Or- Obtain an Approved, Issued and In-Possession Permit from The Building Department

Code Violated	Description of Code
51-13. - PERMITS REQUIRED.	On Of This Chapter For Any Person To Do Any Work Related To Building, Electrical, Plumbing, Mechanical, Swimming Pool Or Other Type Of Construction Work Without First Obtaining A Permit From The Building Department

The violation(s) was observed by Jessie Tobe, the undersigned, on 07/22/2026.

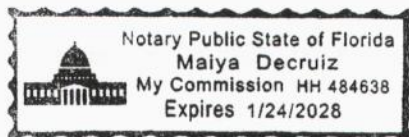
The property was re-inspected on 08/25/2026 with the following results: Non-Compliant.

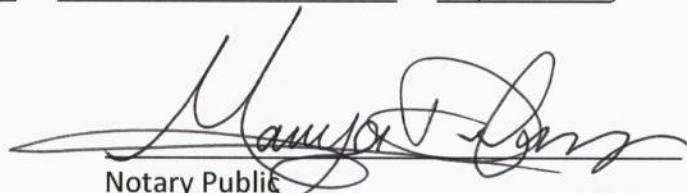
Based on the foregoing, I certify that the violation(s) described above has existed or has been repeated, and that the violation(s) should be referred to the Code Enforcement Board for a Public Hearing.

Signature: 
Printed Name: Jessie Tobe
Title: Code Enforcement Officer
Date: 09/03/2026
Telephone: 407-209-8916

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 03rd day of September 2026 by Jessie Tobe as Code Enforcement Officer of City of Ocoee, who is personally known to me.




Notary Public
My Commission expires: 01/24/2028

OCOEE POLICE DEPARTMENT

CODE ENFORCEMENT CASE HISTORY

CASE NUMBER: 2026-01121 **LOCATION/ADDRESS:** 1669 CAMBRIDGE VILLAGE CT

PARCEL NUMBER: 212228889600180 **OFFICER:** E. Loeffler

OBSERVED:4/9/2026 **COMPLY:** 6/11/2026 **RE-INSPECTION:** 6/12/2026

RESPONDANT NAME(S):

PATEL NEESHA

PATEL TAPASVI

VIOLATION(S) CITED: § 51-13.

VIOLATION SUMMARY:

- §51-13. – Cement and Concrete Work in the Back and Side Yards Without the Required Permits.

TIMELINE:

04/13/2026	Notice of Violation 9589-0710-5270-4138-8591-17	☒ Delivered ☐ Returned ☐ Attempted ☐ Refused ☐ In Transit ☐ Other	04/15/2026
08/07/2026	Notice of Hearing 9589-0710-5270-4032-1748-73	Meeting Date ☒ Delivered ☐ Returned ☐ Attempted ☐ Refused ☐ In Transit ☐ Other	08/20/2026 08/15/2026
08/11/2026	Order of Continuance <i>Property Posted</i>	New Meeting Date	09/17/2026
09/03/2026	Notice of Hearing 9589-0710-5270-4292-3926-66 <i>Property Posted</i>	Meeting Date ☐ Delivered ☐ Returned ☐ Attempted ☐ Refused ☒ In Transit ☐ Other	09/17/2026 09/04/2026



CITY OF OCOEE, FLORIDA
CODE ENFORCEMENT

Case #: 2026-01121

Parcel ID: 212228889600180

Address: 1669 CAMBRIDGE VILLAGE CT

CITY OF OCOEE,
Petitioner

PATEL NEESHA
PATEL TAPASVI,
Respondent

NOTICE OF HEARING

TO: PATEL NEESHA & PATEL TAPASVI,

YOU ARE NOTIFIED, pursuant to Chapter 7.6 of the Code of Ordinances of the City of Ocoee, that a public hearing will be conducted in the above-styled action, pending and undetermined by the Code Enforcement Board of the City of Ocoee, on **9/17/2026 07:00:00 PM in the Ocoee Commission Chambers, 1 N Bluford Ave, Ocoee, Florida.**

The City will present testimony in evidence at this public hearing and request such orders as are supported by that testimony and the evidence pertaining to the attached Statement of Violations.

You have the right to appear in person, the right to present evidence relevant to the matter under consideration by the Board or Special Magistrate, the right to subpoena witnesses to testify at the hearing, and the right to be represented by legal counsel of your own choosing at your own expense.

Please Note:

- The case may still be presented if the violation(s) are corrected but recurs prior to the hearing.
- The case may still be presented, for future repeat violation, if the violation(s) are corrected prior to the hearing but were not corrected by the time specified for correction by the Code Inspector.
- If this is a repeat violation, the case may still be presented for fine even if the violation(s) are corrected prior to the hearing.
- If the violation(s) are considered to be irreparable or irreversible in nature, the case may still be presented for fine even if the violation(s) are corrected prior to the hearing.

If a person decides to appeal any decision made with respect to any matter considered at the hearing, such person will need a record of the proceedings, and for such purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Please govern yourself accordingly.

Dated: 09/04/2026

Clerk of the Board
MAIYA DECRUIZ



CITY OF OCOEE, FLORIDA
CODE ENFORCEMENT

Case #: 2026-01121

Parcel ID: 212228889600180

Address: 1669 CAMBRIDGE VILLAGE CT

CITY OF OCOEE,
Petitioner

PATEL NEESHA
PATEL TAPASVI,
Respondent

STATEMENT OF VIOLATIONS

Pursuant to the Chapter 7.6 of the Code of Ordinances of the City of Ocoee, the undersigned Code Enforcement Officer states the following with respect to certain violation(s) of the Code of the City of Ocoee, Florida, and hereby requests a public hearing before the Code Enforcement Board of the City of Ocoee:

1. Name and address of owner/person in charge of location where violation(s) existed:

PATEL NEESHA
PATEL TAPASVI
1669 CAMBRIDGE VILLAGE CT
OCOEE, FL, 34761

2. Location/address where violation(s) existed: 1669 CAMBRIDGE VILLAGE CT

Description of violation(s):

Violation Findings	Code Violated	Remedial Actions
Cement And Concrete Work Back Yard And Side Yards Without Required Permit(s)	§ 51-13. - PERMITS REQUIRED	Remove Concrete/Cement Work - Or- Obtain Required Permit(S) From The Building Department

Code Violated	Description of Code
§ 51-13. - PERMITS REQUIRED	It Shall Be A Violation Of This Chapter For Any Person To Do Any Work Related To Building, Electrical, Plumbing, Mechanical, Swimming Pool Or Other Type Of Construction Work Without First Obtaining A Permit Therefor From The Building Department.

The violation(s) was observed by Ed Loeffler, the undersigned, on 04/09/2026.

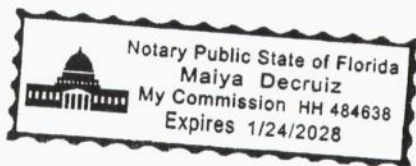
The property was re-inspected on 06/12/2026 with the following results: Non-Compliant.

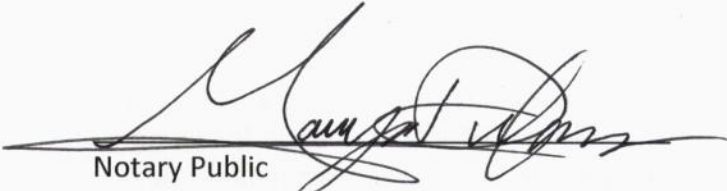
Based on the foregoing, I certify that the violation(s) described above has existed or has been repeated, and that the violation(s) should be referred to the Code Enforcement Board for a Public Hearing.

Signature: 
Printed Name: Ed Loeffler
Title: Code Enforcement Officer
Date: 09/04/2026
Telephone: 407-209-8913

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 04th day of September 2026 by Ed Loeffler as Code Enforcement Officer of City of Ocoee, who is personally known to me.




Notary Public
My Commission expires: 01/24/2028

OCOE POLICE DEPARTMENT

CODE ENFORCEMENT CASE HISTORY

CASE NUMBER: 2026-01944 **LOCATION/ADDRESS:** 976 DAVENWOOD CT

PARCEL NUMBER: 202228185300660 **OFFICER:** E. Loeffler

OBSERVED: 6/5/2026 **COMPLY:** 6/26/2026 **RE-INSPECTION:** 6/30/2026

RESPONDANT NAME(S):

FORBES ANGEL MATTTITA

SCOTT TIMOTHY RAY

VIOLATION(S) CITED: §6-4. H. (6) (b)

VIOLATION SUMMARY:

§6-4. H. (6) (b). – Oversized Vehicle Parked in a Residential Zoned Area and Protruding on a Sidewalk.

TIMELINE:

06/05/2026	Notice of Violation 9589-0710-5270-3972-6136-40	☐ Delivered ☒ Returned ☐ Attempted ☐ Refused ☐ In Transit ☐ Other	07/02/2026
08/07/2026	Notice of Hearing 9589-0710-5270-4032-1749-27 Property Posted	Meeting Date ☐ Delivered ☐ Returned ☐ Attempted ☐ Refused ☒ In Transit ☐ Other	08/20/2026 09/08/2026
08/11/2026	Order of Continuance Property Posted	New Hearing Date	09/17/2026
09/04/2026	Notice of Hearing 9589-0710-2707-4292-3926-73 Property Posted	Meeting Date ☐ Delivered ☐ Returned ☐ Attempted ☐ Refused	09/17/2026 09/05/2026



CITY OF OCOEE, FLORIDA
CODE ENFORCEMENT

Case #: 2026-01944
Parcel ID: 202228185300660
Address: 976 DAVENWOOD CT

CITY OF OCOEE,
Petitioner

FORBES ANGEL MATTITIA
SCOTT TIMOTHY RAY,
Respondent

NOTICE OF HEARING

TO: FORBES ANGEL MATTITIA & SCOTT TIMOTHY RAY,

YOU ARE NOTIFIED, pursuant to Chapter 7.6 of the Code of Ordinances of the City of Ocoee, that a public hearing will be conducted in the above-styled action, pending and undetermined by the Code Enforcement Board of the City of Ocoee, on **9/17/2026 07:00:00 PM in the Ocoee Commission Chambers, 1 N Bluford Ave, Ocoee, Florida.**

The City will present testimony in evidence at this public hearing and request such orders as are supported by that testimony and the evidence pertaining to the attached Statement of Violations.

You have the right to appear in person, the right to present evidence relevant to the matter under consideration by the Board or Special Magistrate, the right to subpoena witnesses to testify at the hearing, and the right to be represented by legal counsel of your own choosing at your own expense.

Please Note:

- The case may still be presented if the violation(s) are corrected but recurs prior to the hearing.
- The case may still be presented, for future repeat violation, if the violation(s) are corrected prior to the hearing but were not corrected by the time specified for correction by the Code Inspector.
- If this is a repeat violation, the case may still be presented for fine even if the violation(s) are corrected prior to the hearing.
- If the violation(s) are considered to be irreparable or irreversible in nature, the case may still be presented for fine even if the violation(s) are corrected prior to the hearing.

If a person decides to appeal any decision made with respect to any matter considered at the hearing, such person will need a record of the proceedings, and for such purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Please govern yourself accordingly.

Dated: 09/04/2026

Clerk of the Board
MAIYA DECRUIZ



CITY OF OCOEE, FLORIDA
CODE ENFORCEMENT

Case #: 2026-01944
Parcel ID: 202228185300660
Address: 976 DAVENWOOD CT

CITY OF OCOEE,
Petitioner

FORBES ANGEL MATTITIA
SCOTT TIMOTHY RAY,
Respondent

STATEMENT OF VIOLATIONS

Pursuant to the Chapter 7.6 of the Code of Ordinances of the City of Ocoee, the undersigned Code Enforcement Officer states the following with respect to certain violation(s) of the Code of the City of Ocoee, Florida, and hereby requests a public hearing before the Code Enforcement Board of the City of Ocoee:

1. Name and address of owner/person in charge of location where violation(s) existed:
FORBES ANGEL MATTITIA
SCOTT TIMOTHY RAY
976 DAVENWOOD CT
OCOEE, FL, 34761

2. Location/address where violation(s) existed: 976 DAVENWOOD CT

Description of violation(s):

Violation Findings	Code Violated	Remedial Actions
Oversized Vehicle Parked Within Residential Zoning And Protruding Onto Pedestrian Sidewalk	§ 6-4. - OFF-STREET PARKING STANDARDS	Remove Oversize Vehicle From Property - Discontinue Parking Oversize And Blocking Pedestrian Sidewalk Within Residentially Zoned Property

Code Violated	Description of Code
§ 6-4. - OFF-STREET PARKING STANDARDS	H. Off-Street Parking Requirements (6) Commercial Vehicles and Trailers of All Types, Including Travel, Camping and Hauling, And Mobile Homes Shall Not Be Parked or Stored

	on Any Lot Occupied by A Dwelling or on Any Lot in Any Residential District Except in Accordance with The Following Provisions: (a) Not More Than One (1) Commercial Vehicle Which Does Not Exceed One and One-Half Ton Rated Capacity Per Family Living on The Premises Shall Be Permitted; And in No Case Shall a Commercial Vehicle Used for Hauling Explosives, Gasoline or Liquefied Petroleum Products Be Permitted. (b) Not More Than Two (2) (i) Camping Or Travel Trailers, (ii) Hauling Trailers, (iii) Recreational Vehicles (RV), (iv) Boats, (v) Camping Vehicles, (vi) Vehicles Used for Offroad Operations, Or (vii) Motor-Powered Vehicles Not Licensed for Use on A Public Roadway or Private Street, Per Family Living on the Premises, Shall Be Permitted. Any Such Vehicle Shall Not Exceed Thirty-Six (36) Feet in Length and Shall Not Be Parked or Stored for More Than Forty-Eight (48) Hours Unless It Is Located Behind the Front Yard Building Line and Screened with A Six-Foot High Opaque Fence with Gate. Any Such Vehicle Shall Not Be Occupied, Either Temporarily or Permanently, When It Is Parked or Stored In Any Residential District, Except When It Is Located in an Authorized Mobile Home Park. Additionally, Construction and Lawn Equipment Trailers and Vehicles (i) Shall Not Be Parked in the Front Yard or the Road Right-Of-Way, And (ii) Must Be Parked Behind the Front Building Setback and Screened Front and Side with A Six-Foot Opaque Fence with Gate
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The violation(s) was observed by Ed Loeffler, the undersigned, on 06/05/2026.

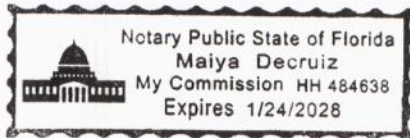
The property was re-inspected on 06/30/2026 with the following results: Non-Compliant.

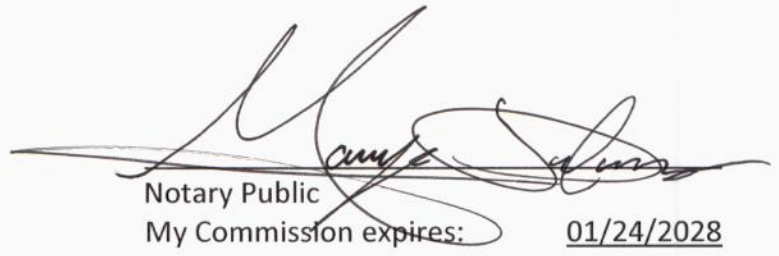
Based on the foregoing, I certify that the violation(s) described above has existed or has been repeated, and that the violation(s) should be referred to the Code Enforcement Board for a Public Hearing.

Signature: 
Printed Name: Ed Loeffler
Title: Code Enforcement Officer
Date: 09/04/2026
Telephone: 407-209-8913

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 04th day of September 2026 by Ed Loeffler as Code Enforcement Officer of City of Ocoee, who is personally known to me.




Notary Public
My Commission expires: 01/24/2028

OCOE POLICE DEPARTMENT

CODE ENFORCEMENT CASE HISTORY

CASE NUMBER: 2026-02525 **LOCATION/ADDRESS:** 1005 SABRINA DR

PARCEL NUMBER: 082228676601450 **OFFICER:** E. Loeffler

OBSERVED: 7/21/2026 **COMPLY:** 8/6/2026 **RE-INSPECTION:** 8/7/2026

RESPONDANT NAME(S):

GONZALEZ LEOBARDO

GONZALEZ SUSANA

VIOLATION(S) CITED: § 6-4 (6) (b) & § 115-3 B

VIOLATION SUMMARY:

- §6-4. H. (6) (b). – Trailer Parked and Stored in a Prohibited Location.
- §115-3. B. – Overgrown Grass and Weeds in the Back and Side Yards That Is Visible from the Street.

TIMELINE:

07/21/2026	Notice of Violation 9589-0710-5270-4032-1890-20	☒ Delivered ☐ Returned ☐ Attempted ☐ Refused ☐ In Transit ☐ Other	07/24/2026
09/04/2026	Notice of Hearing 9589-0710-5270-4292-3926-97 Property Posted	Meeting Date ☐ Delivered ☐ Returned ☐ Attempted ☐ Refused ☒ In Transit ☐ Other	09/17/2026 09/05/2026



CITY OF OCOEE, FLORIDA
CODE ENFORCEMENT

Case #: 2026-02525
Parcel ID: 082228676601450
Address: 1005 SABRINA DR

CITY OF OCOEE,
Petitioner

GONZALEZ LEOBARDO
GONZALEZ SUSANA,
Respondent

NOTICE OF HEARING

TO: GONZALEZ LEOBARDO & GONZALEZ SUSANA,

YOU ARE NOTIFIED, pursuant to Chapter 7.6 of the Code of Ordinances of the City of Ocoee, that a public hearing will be conducted in the above-styled action, pending and undetermined by the Code Enforcement Board of the City of Ocoee, on **9/17/2026 07:00:00 PM in the Ocoee Commission Chambers, 1 N Bluford Ave, Ocoee, Florida.**

The City will present testimony in evidence at this public hearing and request such orders as are supported by that testimony and the evidence pertaining to the attached Statement of Violations.

You have the right to appear in person, the right to present evidence relevant to the matter under consideration by the Board or Special Magistrate, the right to subpoena witnesses to testify at the hearing, and the right to be represented by legal counsel of your own choosing at your own expense.

Please Note:

- The case may still be presented if the violation(s) are corrected but recurs prior to the hearing.
- The case may still be presented, for future repeat violation, if the violation(s) are corrected prior to the hearing but were not corrected by the time specified for correction by the Code Inspector.
- If this is a repeat violation, the case may still be presented for fine even if the violation(s) are corrected prior to the hearing.
- If the violation(s) are considered to be irreparable or irreversible in nature, the case may still be presented for fine even if the violation(s) are corrected prior to the hearing.

If a person decides to appeal any decision made with respect to any matter considered at the hearing, such person will need a record of the proceedings, and for such purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Please govern yourself accordingly.

Dated: 09/04/2026

Clerk of the Board
MAIYA DECRUIZ



CITY OF OCOEE, FLORIDA
CODE ENFORCEMENT

Case #: 2026-02525
Parcel ID: 082228676601450
Address: 1005 SABRINA DR

CITY OF OCOEE,
Petitioner

GONZALEZ LEOBARDO
GONZALEZ SUSANA,
Respondent

STATEMENT OF VIOLATIONS

Pursuant to the Chapter 7.6 of the Code of Ordinances of the City of Ocoee, the undersigned Code Enforcement Officer states the following with respect to certain violation(s) of the Code of the City of Ocoee, Florida, and hereby requests a public hearing before the Code Enforcement Board of the City of Ocoee:

1. Name and address of owner/person in charge of location where violation(s) existed:

GONZALEZ LEOBARDO
GONZALEZ SUSANA
1005 SABRINA DR
OCOEE, FL, 34761

2. Location/address where violation(s) existed: 1005 SABRINA DR

Description of violation(s):

Violation Findings	Code Violated	Remedial Actions
Trailer Parked / Stored In A Prohibited Location	§ 6-4. - OFF-STREET PARKING STANDARDS	Remove Trailer From Property - Or- Relocate Behind Front Building Line And Screen From View With A 6` Fence And Gate
Overgrown / Tall Weeds And Grass (Sever Back And Side Yards) Visible From Street.	§ 115-3. - DECLARATION OF NUISANCE AND MENACE	Mow / Cut Tall Weeds And Grass Front, Rear And Side Yards.

Code Violated	Description of Code
§ 6-4. - OFF-STREET PARKING STANDARDS	H. Off-Street Parking Requirements

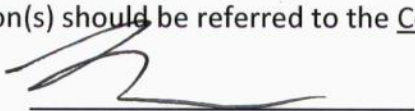
	(6) Commercial Vehicles and Trailers of All Types, Including Travel, Camping and Hauling, And Mobile Homes Shall Not Be Parked or Stored on Any Lot Occupied by A Dwelling or on Any Lot in Any Residential District Except in Accordance with The Following Provisions: (a) Not More Than One (1) Commercial Vehicle Which Does Not Exceed One and One-Half Ton Rated Capacity Per Family Living on The Premises Shall Be Permitted; And in No Case Shall a Commercial Vehicle Used for Hauling Explosives, Gasoline or Liquefied Petroleum Products Be Permitted. (b) Not More Than Two (2) (i) Camping Or Travel Trailers, (ii) Hauling Trailers, (iii) Recreational Vehicles (RV), (iv) Boats, (v) Camping Vehicles, (vi) Vehicles Used for Offroad Operations, Or (vii) Motor-Powered Vehicles Not Licensed for Use on A Public Roadway or Private Street, Per Family Living on the Premises, Shall Be Permitted. Any Such Vehicle Shall Not Exceed Thirty-Six (36) Feet in Length and Shall Not Be Parked or Stored for More Than Forty-Eight (48) Hours Unless It Is Located Behind the Front Yard Building Line and Screened with A Six-Foot High Opaque Fence with Gate. Any Such Vehicle Shall Not Be Occupied, Either Temporarily or Permanently, When It Is Parked or Stored In Any Residential District, Except When It Is Located in an Authorized Mobile Home Park. Additionally, Construction and Lawn Equipment Trailers and Vehicles (i) Shall Not Be Parked in the Front Yard or the Road Right-Of-Way, And (ii) Must Be Parked Behind the Front Building Setback and Screened Front and Side with A Six-Foot Opaque Fence with Gate
§ 115-3. - DECLARATION OF NUISANCE AND MENACE	B. Excessive Weed Or Grass Growth. No Person Shall Allow Or Permit Excessive Growth Of Weeds, Grass, Undergrowth Or Other Dead Or Living Plant Life (Collectively Referred To Herein As `Weed Or Grass Growth`) On Property Owned, Rented, Leased Or Controlled By Such Person. Weed Or Grass Growth Shall Be Deemed Excessive If The Growth Reaches A Height Of Ten Inches Or More On Improved Property Or 24 Inches Or More On Unimproved Property. Excessive Weed Or Grass Growth Is Prohibited And Declared To Be A Public Nuisance And Unlawful

The violation(s) was observed by Ed Loeffler, the undersigned, on 07/21/2026.

The property was re-inspected on 08/07/2026 with the following results: Non-Compliant.

Based on the foregoing, I certify that the violation(s) described above has existed or has been repeated, and that the violation(s) should be referred to the Code Enforcement Board for a Public Hearing.

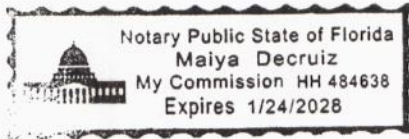
Signature: _____



Printed Name: Ed Loeffler
Title: Code Enforcement Officer
Date: 09/04/2026
Telephone: 407-209-8913

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 04th day of September 2026 by Ed Loeffler as Code Enforcement Officer of City of Ocoee, who is personally known to me.




Notary Public
My Commission expires: 01/24/2028

OCOE POLICE DEPARTMENT

CODE ENFORCEMENT CASE HISTORY

CASE NUMBER: 2026-02544 **LOCATION/ADDRESS:** 1549 DUSTY PINE DR

PARCEL NUMBER: 052228285302670 **OFFICER:** E. Loeffler

OBSERVED: 7/22/2026 **COMPLY:** 8/6/2026 **RE-INSPECTION:** 8/7/2026

RESPONDANT NAME(S):

DUROCHER MELEA ADAR

DUROCHER JEFFREY PAUL

VIOLATION(S) CITED: § 6-4. (6) (b)

VIOLATION SUMMARY:

- §6-4. H. (6) (b). – R.V. Camper or Bus, Parked or Stored in the Front Driveway.

TIMELINE:

07/22/2026	Notice of Violation 9589-0710-5270-4032-1742-24	☐ Delivered ☒ Returned ☐ Attempted ☐ Refused ☐ In Transit ☐ Other	08/24/2026
09/04/2026	Notice of Hearing 9589-0710-5270-4292-3927-03 Property Posted	Meeting Date ☐ Delivered ☐ Returned ☐ Attempted ☐ Refused ☒ In Transit ☐ Other	09/17/2026 09/05/2026



CITY OF OCOEE, FLORIDA
CODE ENFORCEMENT

Case #: 2026-02544
Parcel ID: 052228285302670
Address: 1549 DUSTY PINE DR

CITY OF OCOEE,
Petitioner

DUROCHER MELEA ADAR
DUROCHER JEFFREY PAUL,
Respondent

NOTICE OF HEARING

TO: DUROCHER MELEA ADAR & DUROCHER JEFFREY PAUL,

YOU ARE NOTIFIED, pursuant to Chapter 7.6 of the Code of Ordinances of the City of Ocoee, that a public hearing will be conducted in the above-styled action, pending and undetermined by the Code Enforcement Board of the City of Ocoee, on **9/17/2026 07:00:00 PM in the Ocoee Commission Chambers**, 1 N Bluford Ave, Ocoee, Florida.

The City will present testimony in evidence at this public hearing and request such orders as are supported by that testimony and the evidence pertaining to the attached Statement of Violations.

You have the right to appear in person, the right to present evidence relevant to the matter under consideration by the Board or Special Magistrate, the right to subpoena witnesses to testify at the hearing, and the right to be represented by legal counsel of your own choosing at your own expense.

Please Note:

- The case may still be presented if the violation(s) are corrected but recurs prior to the hearing.
- The case may still be presented, for future repeat violation, if the violation(s) are corrected prior to the hearing but were not corrected by the time specified for correction by the Code Inspector.
- If this is a repeat violation, the case may still be presented for fine even if the violation(s) are corrected prior to the hearing.
- If the violation(s) are considered to be irreparable or irreversible in nature, the case may still be presented for fine even if the violation(s) are corrected prior to the hearing.

If a person decides to appeal any decision made with respect to any matter considered at the hearing, such person will need a record of the proceedings, and for such purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Please govern yourself accordingly.

Dated: 09/04/2026

Clerk of the Board
MAIYA DECRUIZ



CITY OF OCOEE, FLORIDA
CODE ENFORCEMENT

Case #: 2026-02544
Parcel ID: 052228285302670
Address: 1549 DUSTY PINE DR

CITY OF OCOEE,
Petitioner

DUROCHER MELEA ADAR
DUROCHER JEFFREY PAUL,
Respondent

STATEMENT OF VIOLATIONS

Pursuant to the Chapter 7.6 of the Code of Ordinances of the City of Ocoee, the undersigned Code Enforcement Officer states the following with respect to certain violation(s) of the Code of the City of Ocoee, Florida, and hereby requests a public hearing before the Code Enforcement Board of the City of Ocoee:

1. Name and address of owner/person in charge of location where violation(s) existed:
DUROCHER MELEA ADAR
DUROCHER JEFFREY PAUL
1549 DUSTY PINE DR
APOPKA, FL, 32703

2. Location/address where violation(s) existed: 1549 DUSTY PINE DR

Description of violation(s):

Violation Findings	Code Violated	Remedial Actions
R.V. Camper / Bus Parked / Stored Prohibited Location: Front Driveway	§ 6-4. - OFF-STREET PARKING STANDARDS	Relocate R.V. / Bus Behind Front Building Line And Screen From View, Front And Side, With A 6` Opaque Fence And Gate -Or- Remove Camper/Bus From Property. (Some H.O.A.'S Prohibit Rear And Side Yard Parking Of Trailers And Campers)

Code Violated	Description of Code
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§ 6-4. - OFF-STREET PARKING
STANDARDS

H. Off-Street Parking Requirements

(6) Commercial Vehicles and Trailers of All Types, Including Travel, Camping and Hauling, And Mobile Homes Shall Not Be Parked or Stored on Any Lot Occupied by A Dwelling or on Any Lot in Any Residential District Except in Accordance with The Following Provisions:

(a) Not More Than One (1) Commercial Vehicle Which Does Not Exceed One and One-Half Ton Rated Capacity Per Family Living on The Premises Shall Be Permitted; And in No Case Shall a Commercial Vehicle Used for Hauling Explosives, Gasoline or Liquefied Petroleum Products Be Permitted.

(b) Not More Than Two (2)

(i) Camping Or Travel Trailers,

(ii) Hauling Trailers,

(iii) Recreational Vehicles (RV),

(iv) Boats,

(v) Camping Vehicles,

(vi) Vehicles Used for Offroad Operations, Or

(vii) Motor-Powered Vehicles Not Licensed for Use on A Public Roadway or Private Street, Per Family Living on the Premises, Shall Be Permitted.

Any Such Vehicle Shall Not Exceed Thirty-Six (36) Feet in Length and Shall Not Be Parked or Stored for More Than Forty-Eight (48) Hours Unless It Is Located Behind the Front Yard Building Line and Screened with A Six-Foot High Opaque Fence with Gate. Any Such Vehicle Shall Not Be Occupied, Either Temporarily or Permanently, When It Is Parked or Stored In Any Residential District, Except When It Is Located in an Authorized Mobile Home Park. Additionally, Construction and Lawn Equipment Trailers and Vehicles

(i) Shall Not Be Parked in the Front Yard or the Road Right-Of-Way, And

(ii) Must Be Parked Behind the Front Building Setback and Screened Front and Side with A Six-Foot Opaque Fence with Gate

The violation(s) was observed by Ed Loeffler, the undersigned, on 07/22/2026.

The property was re-inspected on 08/07/2026 with the following results: Non-Compliant.

Based on the foregoing, I certify that the violation(s) described above has existed or has been repeated, and that the violation(s) should be referred to the Code Enforcement Board for a Public Hearing.

Signature:



Printed Name: Ed Loeffler

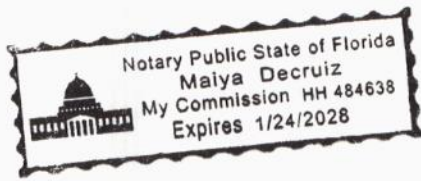
Title: Code Enforcement Officer

Date: 09/04/2026

Telephone: 407-209-8913

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 04th day of September 2026 by Ed Loeffler as Code Enforcement Officer of City of Ocoee, who is personally known to me.



A handwritten signature in black ink, appearing to read "Maiya Decruiz", written over a horizontal line.

Notary Public

My Commission expires: 01/24/2028

OCOE POLICE DEPARTMENT

CODE ENFORCEMENT CASE HISTORY

CASE NUMBER: 2026-02584 **LOCATION/ADDRESS:** 69 E CIRCLE KEY DR

PARCEL NUMBER: 182228712200690 **OFFICER:** E. Loeffler

OBSERVED: 7/23/2026 **COMPLY:** 8/10/2026 **RE-INSPECTION:** 8/11/2026

RESPONDANT NAME(S):

DUROCHER JEFFREY PAUL

DUROCHER MELEA ADAR

VIOLATION(S) CITED: §108-24. D. & §6-4. H. (6) (b).

VIOLATION SUMMARY:

- §108-24. D. – Property Littered with Junk, Debris, Parts, Scrap, Materials, Plastics Buckets, and Litter.
- §6-4. H. (6) (b). – Disabled Trailer Leaning to One Side in the Rear Yard, With an Expired Tag.

TIMELINE:

07/24/2026	Notice of Violation 9589-0710-5270-4032-1743-23	☒ Delivered ☐ Returned ☐ Attempted ☐ Refused ☐ In Transit ☐ Other	07/30/2026
09/04/2026	Notice of Hearing 9589-0710-5270-4292-3927-10	Meeting Date ☐ Delivered ☐ Returned ☐ Attempted ☐ Refused ☒ In Transit ☐ Other	09/17/2026 09/05/2026



CITY OF OCOEE, FLORIDA
CODE ENFORCEMENT

Case #: 2026-02584
Parcel ID: 182228712200690
Address: 69 E CIRCLE KEY DR

CITY OF OCOEE,
Petitioner

MOODY FAYE,
Respondent

NOTICE OF HEARING

TO: MOODY FAYE,

YOU ARE NOTIFIED, pursuant to Chapter 7.6 of the Code of Ordinances of the City of Ocoee, that a public hearing will be conducted in the above-styled action, pending and undetermined by the Code Enforcement Board of the City of Ocoee, on **9/17/2026 07:00:00 PM in the Ocoee Commission Chambers**, 1 N Bluford Ave, Ocoee, Florida.

The City will present testimony in evidence at this public hearing and request such orders as are supported by that testimony and the evidence pertaining to the attached Statement of Violations.

You have the right to appear in person, the right to present evidence relevant to the matter under consideration by the Board or Special Magistrate, the right to subpoena witnesses to testify at the hearing, and the right to be represented by legal counsel of your own choosing at your own expense.

Please Note:

- The case may still be presented if the violation(s) are corrected but recurs prior to the hearing.
- The case may still be presented, for future repeat violation, if the violation(s) are corrected prior to the hearing but were not corrected by the time specified for correction by the Code Inspector.
- If this is a repeat violation, the case may still be presented for fine even if the violation(s) are corrected prior to the hearing.
- If the violation(s) are considered to be irreparable or irreversible in nature, the case may still be presented for fine even if the violation(s) are corrected prior to the hearing.

If a person decides to appeal any decision made with respect to any matter considered at the hearing, such person will need a record of the proceedings, and for such purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Please govern yourself accordingly.

Dated: 09/04/2026

Clerk of the Board
MAIYA DECRUIZ



CITY OF OCOEE, FLORIDA
CODE ENFORCEMENT

Case #: 2026-02584
Parcel ID: 182228712200690
Address: 69 E CIRCLE KEY DR

CITY OF OCOEE,
Petitioner

MOODY FAYE,
Respondent

STATEMENT OF VIOLATIONS

Pursuant to the Chapter 7.6 of the Code of Ordinances of the City of Ocoee, the undersigned Code Enforcement Officer states the following with respect to certain violation(s) of the Code of the City of Ocoee, Florida, and hereby requests a public hearing before the Code Enforcement Board of the City of Ocoee:

1. Name and address of owner/person in charge of location where violation(s) existed:
MOODY FAYE
1002 FEATHERSTONE CIR
OCOEE, FL, 34761

2. Location/address where violation(s) existed: 69 E CIRCLE KEY DR

Description of violation(s):

Violation Findings	Code Violated	Remedial Actions
Property Littered With Junk, Debris, Parts, Scrap, Materials, Plastic Buckets, Litter.	§ 108-24. - SANITATION REQUIREMENTS.	Remove Junk, Debris, Parts, Scrap, Materials, Plastic Buckets, Litter
Disabled Trailer Leaning To One Side-Rear Yard, Expired Tag And Not Screened From View With 6' Fence And Gate	§ 6-4. - OFF-STREET PARKING STANDARDS	Remove Disabled Expired Tag Trailer From Property

Code Violated	Description of Code
§ 108-24. - SANITATION REQUIREMENTS.	D. Care of premises. It shall be unlawful for the owner or occupant of a residential building, structure or property to utilize the premises of such residential property for the open storage of any abandoned motor vehicle, ice box, refrigerator, stove, glass, building material, building

	rubbish or similar items. It shall be the duty and responsibility of every such owner and occupant to keep the premises of such residential property clean and to remove from the premises all such abandoned items as listed above, including but not limited to weeds, dead trees, trash, garbage, etc., upon notice pursuant to this Chapter.
§ 6-4. - OFF-STREET PARKING STANDARDS	H. Off-Street Parking Requirements (6) Commercial Vehicles and Trailers of All Types, Including Travel, Camping and Hauling, And Mobile Homes Shall Not Be Parked or Stored on Any Lot Occupied by A Dwelling or on Any Lot in Any Residential District Except in Accordance with The Following Provisions: (a) Not More Than One (1) Commercial Vehicle Which Does Not Exceed One and One-Half Ton Rated Capacity Per Family Living on The Premises Shall Be Permitted; And in No Case Shall a Commercial Vehicle Used for Hauling Explosives, Gasoline or Liquefied Petroleum Products Be Permitted. (b) Not More Than Two (2) (i) Camping Or Travel Trailers, (ii) Hauling Trailers, (iii) Recreational Vehicles (RV), (iv) Boats, (v) Camping Vehicles, (vi) Vehicles Used for Offroad Operations, Or (vii) Motor-Powered Vehicles Not Licensed for Use on A Public Roadway or Private Street, Per Family Living on the Premises, Shall Be Permitted. Any Such Vehicle Shall Not Exceed Thirty-Six (36) Feet in Length and Shall Not Be Parked or Stored for More Than Forty-Eight (48) Hours Unless It Is Located Behind the Front Yard Building Line and Screened with A Six-Foot High Opaque Fence with Gate. Any Such Vehicle Shall Not Be Occupied, Either Temporarily or Permanently, When It Is Parked or Stored In Any Residential District, Except When It Is Located in an Authorized Mobile Home Park. Additionally, Construction and Lawn Equipment Trailers and Vehicles (i) Shall Not Be Parked in the Front Yard or the Road Right-Of-Way, And (ii) Must Be Parked Behind the Front Building Setback and Screened Front and Side with A Six-Foot Opaque Fence with Gate

The violation(s) was observed by Ed Loeffler, the undersigned, on 07/23/2026.

The property was re-inspected on 08/11/2026 with the following results: Non-Compliant.

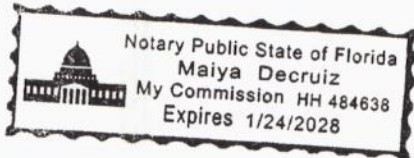
Based on the foregoing, I certify that the violation(s) described above has existed or has been repeated, and that the violation(s) should be referred to the Code Enforcement Board for a Public Hearing.

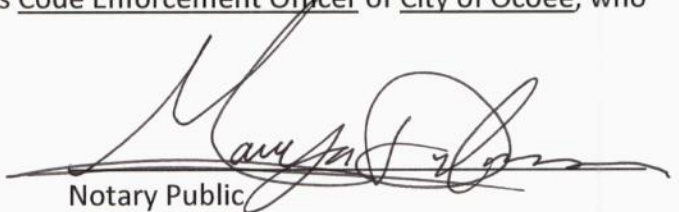
Signature: 
Printed Name: Ed Loeffler
Title: Code Enforcement Officer
Date: 09/04/2026

Telephone: 407-209-8913

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 04th day of September 2026 by Ed Loeffler as Code Enforcement Officer of City of Ocoee, who is personally known to me.




Notary Public
My Commission expires: 01/24/2028

OCOE POLICE DEPARTMENT

CODE ENFORCEMENT CASE HISTORY

CASE NUMBER: 2026-02632 **LOCATION/ADDRESS:** 607 N LAKEWOOD AVE

PARCEL NUMBER: 172228252402130 **OFFICER:** E. Loeffler

OBSERVED: 7/28/2026 **COMPLY:** 8/13/2026 **RE-INSPECTION:** 9/14/2026

RESPONDANT NAME(S):

OCHOA SILVA BRENDA NATALIE

VIOLATION(S) CITED: §108-24. D., §115-3. A. (3)., & §143-27. A.

VIOLATION SUMMARY:

- §108-24. D. – Paper, Trash, Overfilled Waste Cans, Shopping Carts, Old Appliances and Mattress in the Back Yard.
- §115-3. A. (3). - Paper, Trash, Overfilled Waste Cans, Shopping Carts, Old Appliances and Mattress in the Back Yard.
- §143-27. A. – Waste Cans Left in a Prohibited Location.

TIMELINE:

07/28/2026	Notice of Violation 9589-0710-5270-4032-1740-95 Property Posted	☐ Delivered ☐ Returned ☐ Attempted ☐ Refused ☐ In Transit ☒ Other	08/10/2026
09/04/2026	Notice of Hearing 9589-0710-5270-4292-3927-27	Meeting Date ☐ Delivered ☐ Returned ☐ Attempted ☐ Refused ☒ In Transit ☐ Other	09/17/2026 09/09/2026



CITY OF OCOEE, FLORIDA
CODE ENFORCEMENT

Case #: 2026-02632
Parcel ID: 172228252402130
Address: 607 N LAKEWOOD AVE

CITY OF OCOEE,
Petitioner

OCHOA SILVA BRENDA NATALIE,
Respondent

NOTICE OF HEARING

TO: OCHOA SILVA BRENDA NATALIE,

YOU ARE NOTIFIED, pursuant to Chapter 7.6 of the Code of Ordinances of the City of Ocoee, that a public hearing will be conducted in the above-styled action, pending and undetermined by the Code Enforcement Board of the City of Ocoee, on **9/17/2026 07:00:00 PM in the Ocoee Commission Chambers**, 1 N Bluford Ave, Ocoee, Florida.

The City will present testimony in evidence at this public hearing and request such orders as are supported by that testimony and the evidence pertaining to the attached Statement of Violations.

You have the right to appear in person, the right to present evidence relevant to the matter under consideration by the Board or Special Magistrate, the right to subpoena witnesses to testify at the hearing, and the right to be represented by legal counsel of your own choosing at your own expense.

Please Note:

- The case may still be presented if the violation(s) are corrected but recurs prior to the hearing.
- The case may still be presented, for future repeat violation, if the violation(s) are corrected prior to the hearing but were not corrected by the time specified for correction by the Code Inspector.
- If this is a repeat violation, the case may still be presented for fine even if the violation(s) are corrected prior to the hearing.
- If the violation(s) are considered to be irreparable or irreversible in nature, the case may still be presented for fine even if the violation(s) are corrected prior to the hearing.

If a person decides to appeal any decision made with respect to any matter considered at the hearing, such person will need a record of the proceedings, and for such purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Please govern yourself accordingly.

Dated: 09/04/2026

Clerk of the Board
MAIYA DECRUIZ



CITY OF OCOEE, FLORIDA
CODE ENFORCEMENT

Case #: 2026-02632
Parcel ID: 172228252402130
Address: 607 N LAKEWOOD AVE

CITY OF OCOEE,
Petitioner

OCHOA SILVA BRENDA NATALIE,
Respondent

STATEMENT OF VIOLATIONS

Pursuant to the Chapter 7.6 of the Code of Ordinances of the City of Ocoee, the undersigned Code Enforcement Officer states the following with respect to certain violation(s) of the Code of the City of Ocoee, Florida, and hereby requests a public hearing before the Code Enforcement Board of the City of Ocoee:

1. Name and address of owner/person in charge of location where violation(s) existed:

OCHOA SILVA BRENDA NATALIE
606 N LAKEWOOD AVE
OCOEE, FL, 34761

2. Location/address where violation(s) existed: 607 N LAKEWOOD AVE

Description of violation(s):

Violation Findings	Code Violated	Remedial Actions
Paper, Trash, Litter Blowing Around Property From Overfilled Waste Cans, Containers And Old Shopping Cart. Old Appliances In Back Yard. Old Mattress With Huge Hole In It Back Yard. Old Indoor Furniture Front Yard And Backyard. Front Porch Cluttered With Junk, Debris, Bagged Trash. Old Blue Tarp Canopy Back Yard.	§ 108-24. - SANITATION REQUIREMENTS.	Remove From The Property All Paper, Trash, Litter Blowing Around Property From Overfilled Waste Cans, Containers And Old Shopping Cart Including Litter On Front Easement. Remove Old Appliances And Shopping Cart In Back Yard. Remove Old Mattress With Huge Hole In It. Remove Old Indoor Furniture From Front Yard And Backyard. Remove From Front Porch Junk, Debris, Bagged Trash. Remove Old Blue Tarp Canopy From Back Yard.

Paper, Trash, Litter Blowing Around Property From Overfilled Waste Cans, Containers And Old Shopping Cart. Old Appliances In Back Yard. Old Mattress With Huge Hole In It Back Yard. Old Indoor Furniture Front Yard And Backyard. Front Porch Cluttered With Junk, Debris, Bagged Trash. Old Blue Tarp Canopy Back Yard.	§ 115-3. - DECLARATION OF NUISANCE AND MENACE.	Remove From The Property All Paper, Trash, Litter Blowing Around Property From Overfilled Waste Cans, Containers And Old Shopping Cart Including Litter On Front Easement. Remove Old Appliances And Shopping Cart In Back Yard. Remove Old Mattress With Huge Hole In It. Remove Old Indoor Furniture From Front Yard And Backyard. Remove From Front Porch Junk, Debris, Bagged Trash. Remove Old Blue Tarp Canopy From Back Yard.
Waste Cans Left In Prohibited Location During Non-Collection Time-Frames	§ 143-27. - LOCATION AND TIME FOR PLACING; REMOVAL OF GARBAGE CARTS.	Relocate Waste Cans To Location Described Within The Code During Non-Collection Time-Frames

Code Violated	Description of Code
§ 108-24. - SANITATION REQUIREMENTS.	D. Care of premises. It shall be unlawful for the owner or occupant of a residential building, structure or property to utilize the premises of such residential property for the open storage of any abandoned motor vehicle, ice box, refrigerator, stove, glass, building material, building rubbish or similar items. It shall be the duty and responsibility of every such owner and occupant to keep the premises of such residential property clean and to remove from the premises all such abandoned items as listed above, including but not limited to weeds, dead trees, trash, garbage, etc., upon notice pursuant to this Chapter.
§ 115-3. - DECLARATION OF NUISANCE AND MENACE.	A. (3) No person shall allow to remain or allow to be dumped, placed, accumulated or otherwise located on lands or premises owned, rented, leased or controlled by such person within the City any nuisance and menace to public health, safety and welfare, nor shall any person, after notice as provided this Chapter that a nuisance and menace to public health, safety and welfare exists on lands or premises owned, rented, leased or controlled by such person within the City, maintain or fail to remove such nuisance and menace to the public health, safety, and welfare.
§ 143-27. - LOCATION AND TIME FOR PLACING; REMOVAL OF GARBAGE CARTS.	A. With regard to the collection of solid waste, all garbage carts shall be placed within three feet of the street or right-of-way of the premises as practicable or in a location otherwise designated by the Solid Waste Department no earlier than 5:00 p.m. of the day preceding the day designated for collection and shall be removed not later than 7:00 p.m. on such designated day. At all other 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.
--

The violation(s) was observed by Ed Loeffler, the undersigned, on 07/28/2026.

The property was re-inspected on 08/14/2026 with the following results: Non-Compliant.

Based on the foregoing, I certify that the violation(s) described above has existed or has been repeated, and that the violation(s) should be referred to the Code Enforcement Board for a Public Hearing.

Signature: _____

Printed Name: Ed Loeffler

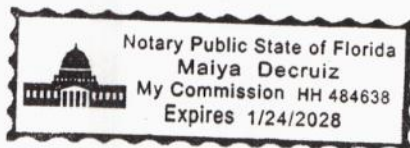
Title: Code Enforcement Officer

Date: 09/04/2026

Telephone: 407-209-8913

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 04th day of September 2026 by Ed Loeffler as Code Enforcement Officer of City of Ocoee, who is personally known to me.



Notary Public
My Commission expires: 01/24/2028

OCOE POLICE DEPARTMENT

CODE ENFORCEMENT CASE HISTORY

CASE NUMBER: 2026-02665 **LOCATION/ADDRESS:** 1612 MONA AVE

PARCEL NUMBER: 082228676702670 **OFFICER:** E. Loeffler

OBSERVED: 7/30/2026 **COMPLY:** 8/17/2026 **RE-INSPECTION:** 8/18/2026

RESPONDANT NAME(S):

JUDD LESLIE 50% INT

JUDD ROBERT F ESTATE 50% INT

VIOLATION(S) CITED: §115-3. A. (3)., §143-27. A., §165-3. A., §115-3. B., & §6-4. H. (6) (b).

VIOLATION SUMMARY:

- § 115-3. A. (3). – Junk, Debris, and Old Truck Topper Littering Both Side Yards.
- §143-27. A. - Waste Cans Left in a Prohibited Location.
- §165-3. A. – Two Non-operational Expired Tag Vehicles in the Front Yard and Driveway.
- §115-3. B. – Overgrown Grass and Weeds in the Front, Side and Rear Yards and Easement.
- §6-4. H. (6) (b). – Vehicles Parked on Non-Surfaced Portions of the Property.

TIMELINE:

07/30/2026	Notice of Violation 9589-0710-5270-4032-1745-14	☐ Delivered ☐ Returned ☐ Attempted ☐ Refused ☒ In Transit ☐ Other	08/01/2026
09/04/2026	Notice of Hearing 9589-0710-5270-4292-3927-34 Property Posted	Meeting Date ☐ Delivered ☐ Returned ☐ Attempted ☐ Refused ☒ In Transit ☐ Other	09/17/2026 09/09/2026



CITY OF OCOEE, FLORIDA
CODE ENFORCEMENT

Case #: 2026-02665
Parcel ID: 082228676702670
Address: 1612 MONA AVE

CITY OF OCOEE,
Petitioner

JUDD LESLIE 50% INT
JUDD ROBERT F ESTATE 50% INT,
Respondent

NOTICE OF HEARING

TO: JUDD LESLIE 50% INT & JUDD ROBERT F ESTATE 50% INT,

YOU ARE NOTIFIED, pursuant to Chapter 7.6 of the Code of Ordinances of the City of Ocoee, that a public hearing will be conducted in the above-styled action, pending and undetermined by the Code Enforcement Board of the City of Ocoee, on **9/17/2026 07:00:00 PM in the Ocoee Commission Chambers, 1 N Bluford Ave, Ocoee, Florida.**

The City will present testimony in evidence at this public hearing and request such orders as are supported by that testimony and the evidence pertaining to the attached Statement of Violations.

You have the right to appear in person, the right to present evidence relevant to the matter under consideration by the Board or Special Magistrate, the right to subpoena witnesses to testify at the hearing, and the right to be represented by legal counsel of your own choosing at your own expense.

Please Note:

- The case may still be presented if the violation(s) are corrected but recurs prior to the hearing.
- The case may still be presented, for future repeat violation, if the violation(s) are corrected prior to the hearing but were not corrected by the time specified for correction by the Code Inspector.
- If this is a repeat violation, the case may still be presented for fine even if the violation(s) are corrected prior to the hearing.
- If the violation(s) are considered to be irreparable or irreversible in nature, the case may still be presented for fine even if the violation(s) are corrected prior to the hearing.

If a person decides to appeal any decision made with respect to any matter considered at the hearing, such person will need a record of the proceedings, and for such purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Please govern yourself accordingly.

Dated: 09/04/2026

Clerk of the Board
MAIYA DECRUIZ



CITY OF OCOEE, FLORIDA
CODE ENFORCEMENT

Case #: 2026-02665
Parcel ID: 082228676702670
Address: 1612 MONA AVE

CITY OF OCOEE,
Petitioner

JUDD LESLIE 50% INT
JUDD ROBERT F ESTATE 50% INT,
Respondent

STATEMENT OF VIOLATIONS

Pursuant to the Chapter 7.6 of the Code of Ordinances of the City of Ocoee, the undersigned Code Enforcement Officer states the following with respect to certain violation(s) of the Code of the City of Ocoee, Florida, and hereby requests a public hearing before the Code Enforcement Board of the City of Ocoee:

1. Name and address of owner/person in charge of location where violation(s) existed:

JUDD LESLIE 50% INT
JUDD ROBERT F ESTATE 50% INT
1935 JAN LAN BLVD
SAINT CLOUD, FL, 34772

2. Location/address where violation(s) existed: 1612 MONA AVE

Description of violation(s):

Violation Findings	Code Violated	Remedial Actions
Misc. Junk, Debris, Old Truck Topper Littering Both Side Yard	§ 115-3. - DECLARATION OF NUISANCE AND MENACE	Remove All Misc. Junk, Debris, Old Truck Topper From Both Side Yards.
Waste Cans Left In Prohibited Locations During Noncollecting Time-Frames	§ 143-27. - LOCATION AND TIME FOR PLACING; REMOVAL OF GARBAGE CARTS	Relocate Waste Cans To Area Described Within The Code During Non-Collection Time Frames.
2 Non-Operational Expired Tag / No Tag Vehicles Front Yard And Driveway	§ 165-3. - PROHIBITED ACTS	Remove Vehicles From Property - Or- Repair And Make Operable Including The Attached Display Of A Valid License Tag And Relocate To Surfaced Parking.

Overgrown And Tall Weeds And Grass: Front, Side, Rear Yards And Easement	§ 115-3. - DECLARATION OF NUISANCE AND MENACE	Mow / Cut Overgrown And Tall Weeds And Grass: Front, Side, Rear Yards And Easement
Vehicle Parked Upon Non-Surfaced Un-Improved Portions Of Property	§ 168-6. - PARKING ON PRIVATE AND PUBLIC PROPERTY. [AMENDED 11-6-2007 BY ORD. NO. 2007-025]	Relocate Vehicle To Surfaced Parking Area

Code Violated	Description of Code
§ 115-3. - DECLARATION OF NUISANCE AND MENACE	A. Junk and Debris. (3) No person shall allow to remain or allow to be dumped, placed, accumulated or otherwise located on lands or premises owned, rented, leased or controlled by such person within the City any nuisance and menace to public health, safety and welfare, nor shall any person, after notice as provided this Chapter that a nuisance and menace to public health, safety and welfare exists on lands or premises owned, rented, leased or controlled by such person within the City, maintain or fail to remove such nuisance and menace to the public health, safety, and welfare
§ 143-27. - LOCATION AND TIME FOR PLACING; REMOVAL OF GARBAGE CARTS	A. With Regard To The Collection Of Solid Waste, All Garbage Carts Shall Be Placed Within Three Feet Of The Street Or Right-Of-Way Of The Premises As Practicable Or In A Location Otherwise Designated By The Solid Waste Department No Earlier Than 5:00 P.M. Of The Day Preceding The Day Designated For Collection And Shall Be Removed Not Later Than 7:00 P.M. On Such Designated Day. At All Other 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. B. It Shall Be Unlawful For Any
§ 165-3. - PROHIBITED ACTS	A. No Person Shall Keep Any Abandoned Or Junk Vehicle On Any Public Property Or Any Private Property Within The Corporate Limits Of The City, Except On Private Property As Provided For In § 165-5. No Person Shall Permit Any Abandoned Or Junk Vehicle To Be Kept On Private Property Owned, Rented, Leased Or Controlled By Such Person Within The Corporate Limits Of The City, Except On Private Property As Provided For In § 165-5. [Amended 11-2-1999 By Ord. No. 99-35] Presumptive Evidence Of Abandonment. Any Vehicle Left Parked In The Same Place Continuously Upon Any Public Property For A Period Of 48 Hours Shall Be Considered For The Purpose Of This Chapter As Abandoned. Nonoperating Vehicles. It Shall Be Prima Facie Evidence That A Motor Vehicle Is Nonoperating If One Or More Of The Following Conditions Exist: The Absence Of A Currently Registered License Plate On A Vehicle Unless Such Vehicle Is Not Required To Have A Licensed Plate. A Vehicle With One Or More Flat Tires Or Other Visible Signs That A Vehicle Is Not Capable Of Propelling Itself Down A Roadway. Any Nonoperating Vehicle

	Shall Be Considered, For The Purposes Of This Chapter, As Abandoned. Any Vehicle Left Parked In The Same Place Continuously Upon Any Private Property For A Period Of Time Such That Grass Is Grown Up Around It Obscuring Any Part Of It From View And/Or Such That There Is Dead Grass Under The Vehicle From The Vehicle Having Shielded The Grass From The Nutrients Required For Growth, Without Being Moved, Shall Be Considered, For The Purposes Of This Chapter, Abandoned. In General, This Period Of Time Will Be Interpreted To Be In Excess Of 15 Calendar Days. Any Vehicle That Is Placed Upon Blocks And Remains In This Inoperable Condition For More Than 15 Calendar Days Shall Also Be, For The Purposes Of This Chapter, Abandoned.
§ 115-3. - DECLARATION OF NUISANCE AND MENACE	B. Excessive Weed Or Grass Growth. No Person Shall Allow Or Permit Excessive Growth Of Weeds, Grass, Undergrowth Or Other Dead Or Living Plant Life (Collectively Referred To Herein As `Weed Or Grass Growth`) On Property Owned, Rented, Leased Or Controlled By Such Person. Weed Or Grass Growth Shall Be Deemed Excessive If The Growth Reaches A Height Of Ten Inches Or More On Improved Property Or 24 Inches Or More On Unimproved Property. Excessive Weed Or Grass Growth Is Prohibited And Declared To Be A Public Nuisance And Unlawful.
§ 168-6. - PARKING ON PRIVATE AND PUBLIC PROPERTY. [AMENDED 11-6-2007 BY ORD. NO. 2007-025]	B. Conformance Required; Exceptions. (1) No Owner Of Any Private Property Shall Consent To Or Acquiesce To The Parking Or Storing Of Any Motor Vehicles, Whether Occupied Or Unoccupied, On Any Portion Of The Owner's Property Which Has Not Been Surfaced And Otherwise Improved In Accordance With All Of The Off-Street Parking Lot Requirements Set Forth In The Land Development Codeb. Conformance Required; Exceptions. (1) No Owner Of Any Private Property Shall Consent To Or Acquiesce To The Parking Or Storing Of Any Motor Vehicles, Whether Occupied Or Unoccupied, On Any Portion Of The Owner's Property Which Has Not Been Surfaced And Otherwise Improved In Accordance With All Of The Off-Street Parking Lot Requirements Set Forth In The Land Development Code

The violation(s) was observed by Ed Loeffler, the undersigned, on 07/30/2026.

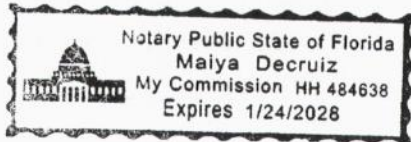
The property was re-inspected on 08/18/2026 with the following results: Non-Compliant.

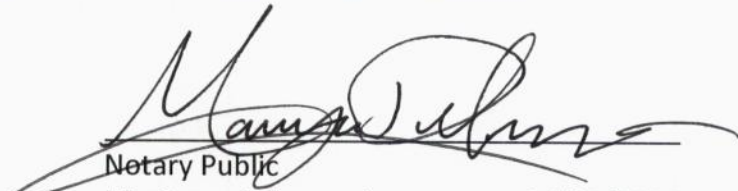
Based on the foregoing, I certify that the violation(s) described above has existed or has been repeated, and that the violation(s) should be referred to the Code Enforcement Board for a Public Hearing.

Signature: 
Printed Name: Ed Loeffler
Title: Code Enforcement Officer
Date: 09/04/2026
Telephone: 407-209-8913

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 04th day of September 2026 by Ed Loeffler as Code Enforcement Officer of City of Ocoee, who is personally known to me.




Notary Public
My Commission expires: 01/24/2028

OCOEE POLICE DEPARTMENT

CODE ENFORCEMENT CASE HISTORY

CASE NUMBER: 2026-00235 **LOCATION/ADDRESS:** 991 DESERT CANDLE DR

PARCEL NUMBER: 052228321501070 **OFFICER:** E. Loeffler

OBSERVED: 3/13/2026 **COMPLY:** 4/2/2026 **RE-INSPECTION:** 4/3/2026

RESPONDANT NAME(S):

JONES TIMOTHY RAY JR

JONES ASEANIA BRANDI CARTER

VIOLATION(S) CITED: §119-2.

VIOLATION SUMMARY:

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

TIMELINE:

03/17/2026	Notice of Violation 9589-0710-5270-3820-8761-28	☐ Delivered ☒ Returned ☐ Attempted ☐ Refused ☐ In Transit ☐ Other	04/13/2026
05/07/2026	Notice of Hearing 9589-0710-5270-4051-6158-45	Meeting Date ☒ Delivered ☐ Returned ☐ Attempted ☐ Refused ☐ In Transit ☐ Other	05/21/2026 05/12/2026
05/22/2026	Order Requiring Compliance 9589-0710-5277-4051-6147-94	Found In Violation on May 21, 2026, And Given Until August 19, 2026 , Or Be Fined \$100.00 Per Day, Per Violation ☒ Delivered ☐ Returned ☐ Attempted ☐ Refused ☐ In Transit ☐ Other	05/28/2026

Property Record - 05-22-28-3215-01-070

Orange County Property Appraiser •
http://www.ocpafl.org

Property Summary as of 05/04/2026

Property Name

991 Desert Candle Dr

Names

Jones Timothy Ray Jr
Jones Aseania Brandi Carter

Municipality

OCO - Ocoee

Property Use

0121 - Townhouse Class Ii

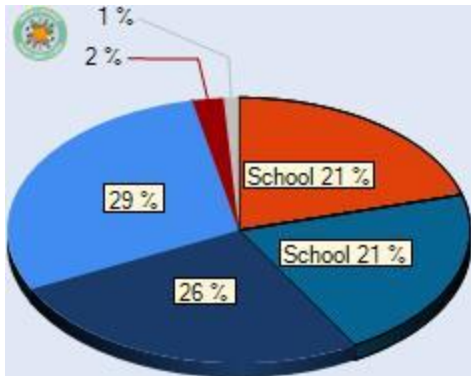
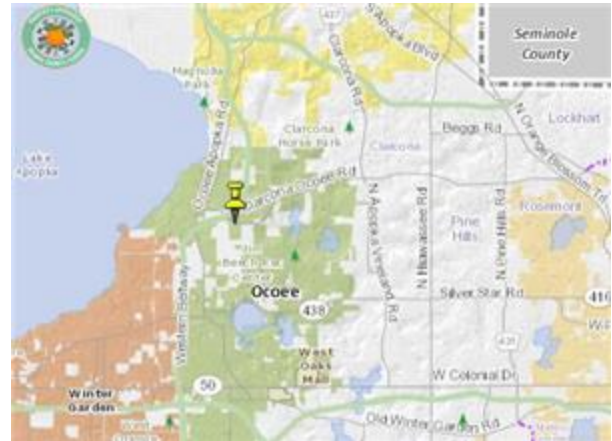
Mailing Address

991 Desert Candle Dr
Ocoee, FL 34761-5335

Physical Address

991 Desert Candle Dr
Ocoee, FL 34761

OR
Code
For
Mobile
Phone



Value and Taxes

Historical Value and Tax Benefits

Tax Year Values		Land		Building(s)		Feature(s)	Market Value	Assessed Value
2025	 	\$65,000	+	\$306,260	+	\$3,000 =	\$374,260 (.82%)	\$343,493 (3.8%)
2024	 	\$65,000	+	\$306,231	+	\$0 =	\$371,231 (16%)	\$330,897 (3.0%)
2023	 	\$65,000	+	\$256,259	+	\$0 =	\$321,259 (19%)	\$321,259 (19%)
2022	 	\$55,000	+	\$215,072	+	\$0 =	\$270,072	\$270,072

Tax Year Benefits		Original Homestead	Additional Hx	Other Exemptions	SOH Cap	Tax Savings
2025	   	\$25,000	\$25,722	\$5,000	\$30,767	\$1,251
2024	   	\$25,000	\$25,000	\$5,000	\$40,334	\$1,402
2023	  	\$25,000	\$25,000	\$5,000	\$0	\$739
2022		n/a	n/a	n/a	n/a	\$0

2025 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$343,493	\$30,000	\$313,493	3.2010 (-0.47%)	\$1,003.49	21 %
Public Schools: By Local Board	\$343,493	\$30,000	\$313,493	3.2480 (0.00%)	\$1,018.23	21 %
Orange County (General)	\$343,493	\$55,722	\$287,771	4.4347 (0.00%)	\$1,276.18	26 %
City Of Ocoee	\$343,493	\$55,722	\$287,771	4.9500 (0.00%)	\$1,424.47	29 %
Library - Operating Budget	\$343,493	\$55,722	\$287,771	0.3748 (0.00%)	\$107.86	2 %
St Johns Water Management District	\$343,493	\$55,722	\$287,771	0.1793 (0.00%)	\$51.60	1 %
				16.3878	\$4,881.83	

2025 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
CITY OF OCOEE	OCOEE RES - GARBAGE - (407)905-3100	1.00	\$344.42	\$344.42
CITY OF OCOEE	OCOEE STORM - STORMWATER IMPROVEMENT - (407)905-3100	102.00	\$1.00	\$102.00
CITY OF OCOEE	OCOEE FIRE RESC - N/A - (407)905-3100	1.97	\$139.23	\$274.20
				\$720.62

Property Features

Property Description

GREENS AT FOREST LAKE - PHASE 1 102/9 LOT 107

Sales

Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
09/10/2021	\$340,700	20210564827	/	Special Warranty Deed			Improved

Similar Sales

Address	Sale Date	Sale Amount	\$/SQFT	Deed Code	Beds/Baths	Instrument #	Book/Page
911 Robin Holly St	04/13/2026	\$236,600	\$151	Certificate Of Title	3/2	20260210988 /	
987 Desert Candle Dr	08/08/2025	\$325,000	\$207	Warranty Deed	3/2	20250464165 /	

Services for Location

TPP Accounts At Location

Account	Market Value	Taxable Value
---------	--------------	---------------

There are no TPP Accounts associated with this parcel.

Schools

Ocoee (Middle School)

Principal Cheri Leavitt
Office Phone 407.207.3850
Grades 2025: B

Prairie Lake (Elementary)

Principal Sean Downing
Office Phone 407.884.2220
Grades 2025: A

Ocoee (High School)

Principal Fredrick Ray Jr
Office Phone 407.905.3000
Grades 2025: A

Utilities/Services

Electric Duke Energy
Water Orange County
Recycling (Thursday) Orange County
Trash (Thursday, Monday) Ocoee
Yard Waste (Thursday) Ocoee

Elected Officials

Orange County Property Appraiser Amy Mercado

Detail by Street Address

Florida Limited Liability Company
CULINARY WORLDWIDE LLC

Filing Information

Document Number	L17000114114
FEI/EIN Number	82-1625656
Date Filed	05/23/2017
Effective Date	05/23/2017
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	09/22/2021
Event Effective Date	NONE

Principal Address

991 DESERT CANDLE DR
OCOE, FL 34761



CITY OF OCOEE
CODE ENFORCEMENT

Case # 2026-00253
Parcel ID: 052228321501070
Address: 991 DESERT CANDLE DR

NOTICE OF CODE VIOLATION

JONES ASEANIA BRANDI CARTER
JONES TIMOTHY RAY JR
991 DESERT CANDLE DR
OCOEE, FL, 34761

Notice of Code Violation Regarding:
991 DESERT CANDLE DR, OCOEE, FL 34761

YOU ARE NOTIFIED, pursuant to Chapter 7.6 of the Code of Ordinances of the City of Ocoee, that the following violations of the Code of the City of Ocoee have been noted with respect to the property identified above:

Code Violations

Violation Findings	Code Violated	Remedial Actions
COMPLAINT RECEIVED AND VERIFIED OPERATING BUSINESS FROM HOUSE WITHOUT BUSINESS TAX CERTIFICATE/RECEIPT FROM THE OCOEE BUILDING DEPARTMENT	§ 119-2. - Engaging in business without license.	OBTAIN BUSINESS TAX FRECEIPT/CERTIFICATE OCC. LIC. FROM THE OCOEE BUILDING FEPARTMENT.

Code Violated	Description of Code
§ 119-2. - Engaging in business without license.	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 facia evidence of a violation hereof.

The violation(s) was observed by Ed Loeffler, the undersigned, on 03/13/2026.

YOU HAVE UNTIL 04/02/2026 to correct the violation(s) described above. Failure to comply by this date may result in the commencement of appropriate enforcement action including a Public Hearing at which a fine, not to exceed \$250.00 per day, per violation, for each day the violation(s) continues, may be ordered. The fine may result in a lien against the property and may include costs incurred by the City under certain circumstances. Our intention is not to punish the property owner, but to ensure that it comes into compliance by correcting the violation(s).

The burden rests upon you to request a re-inspection in order to determine whether the property has been brought into compliance.

I certify that a copy hereof has been sent, CERTIFIED MAIL to each address named above on 03/17/2026.

Sincerely,

Name: Ed Loeffler

Title: Code Enforcement Officer
Date: 03/17/2026
Telephone: 4072098913



CITY OF OCOEE
CODE ENFORCEMENT

Case # 2026-00253
Parcel ID: 052228321501070
Address: 991 DESERT CANDLE DR

NOTICE OF CODE VIOLATION

JONES ASEANIA BRANDI CARTER
JONES TIMOTHY RAY JR
991 DESERT CANDLE DR
OCOEE, FL, 34761

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Sincerely,

Name: Ed Loeffler

Title: Code Enforcement Officer
Date: 03/17/2026
Telephone: 4072098913

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
For delivery information, visit our website at www.usps.com ®.	
26-00253 NOV	
Certified Mail Fee \$ _____	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$ _____	
☐ Return Receipt (electronic) \$ _____	
☐ Certified Mail Restricted Delivery \$ _____	
☐ Adult Signature Required \$ _____	
☐ Adult Signature Restricted Delivery \$ _____	
Postage \$ _____	
Total Postage and Fees \$ _____	
Sent To Jones Aseania Brandi Carter 991 Desert Circle Dr Ocoee, FL 34761	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	



Ocoee Police Department
646 Ocoee Commerce Pkwy
Ocoee, Florida 34761
Code Enforcement
26-00253

CERTIFIED MAIL



9589 0710 5270 3820 8761 28



quadrant
FIRST-CLASS MAIL
IMI
\$006.04
03/17/2026 ZIP 34761
043M31254256
US POSTAGE

JONES ASEANIA BRANDI CARTER
JONES TIMOTHY RAY JR
991 DESERT CANDLE DR
OCOE, FL, 34761

NOTICE OF CODE VIOL

NIXIE

339 DENI

0004/10/26

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

RC: 34761291846 *0474-08075-18-42

347612918

34761-53355



CITY OF OCOEE, FLORIDA
CODE ENFORCEMENT

Case #: 2026-00253
Parcel ID: 052228321501070
Address: 991 DESERT CANDLE DR

CITY OF OCOEE,
Petitioner

JONES TIMOTHY RAY JR
JONES ASEANIA BRANDI CARTER,
Respondent

NOTICE OF HEARING

TO: JONES TIMOTHY RAY JR & JONES ASEANIA BRANDI CARTER,

YOU ARE NOTIFIED, pursuant to Chapter 7.6 of the Code of Ordinances of the City of Ocoee, that a public hearing will be conducted in the above-styled action, pending and undetermined by the Code Enforcement Board of the City of Ocoee, on **5/21/2026 07:00:00 PM in the Ocoee Commission Chambers, 1 N Bluford Ave, Ocoee, Florida.**

The City will present testimony in evidence at this public hearing and request such orders as are supported by that testimony and the evidence pertaining to the attached Statement of Violations.

You have the right to appear in person, the right to present evidence relevant to the matter under consideration by the Board or Special Magistrate, the right to subpoena witnesses to testify at the hearing, and the right to be represented by legal counsel of your own choosing at your own expense.

Please Note:

- The case may still be presented if the violation(s) are corrected but recurs prior to the hearing.
- The case may still be presented, for future repeat violation, if the violation(s) are corrected prior to the hearing but were not corrected by the time specified for correction by the Code Inspector.
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If a person decides to appeal any decision made with respect to any matter considered at the hearing, such person will need a record of the proceedings, and for such purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Please govern yourself accordingly.

Dated: 05/07/2026

Clerk of the Board
MAIYA DECRUIZ



CITY OF OCOEE, FLORIDA
CODE ENFORCEMENT

Case #: 2026-00253
Parcel ID: 052228321501070
Address: 991 DESERT CANDLE DR

CITY OF OCOEE,
Petitioner

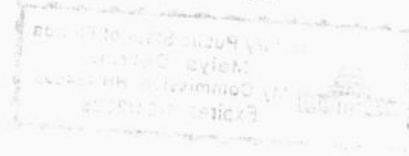
JONES TIMOTHY RAY JR
JONES ASEANIA BRANDI CARTER,
Respondent

STATEMENT OF VIOLATIONS

Pursuant to the Chapter 7.6 of the Code of Ordinances of the City of Ocoee, the undersigned Code Enforcement Officer states the following with respect to certain violation(s) of the Code of the City of Ocoee, Florida, and hereby requests a public hearing before the Code Enforcement Board of the City of Ocoee:

1. Name and address of owner/person in charge of location where violation(s) existed:

JONES TIMOTHY RAY JR
JONES ASEANIA BRANDI CARTER
991 DESERT CANDLE DR
OCOEE, FL, 34761



2. Location/address where violation(s) existed: 991 DESERT CANDLE DR

Description of violation(s):

Violation Findings	Code Violated	Remedial Actions
Complaint Received and Verified Operating Business from House Without Business Tax Certificate/Receipt from The Ocoee Building Department	§ 119-2. - ENGAGING IN BUSINESS WITHOUT LICENSE	Obtain Business Tax Receipt/Certificate Occ. Lic. From The Ocoee Building Department.

Code Violated	Description of Code
§ 119-2. - ENGAGING IN BUSINESS WITHOUT LICENSE	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 facia evidence of a violation hereof
--	--

The violation(s) was observed by Ed Loeffler, the undersigned, on 03/13/2026.

The property was re-inspected on 04/03/2026 with the following results: Non-Compliant.

Based on the foregoing, I certify that the violation(s) described above has existed or has been repeated, and that the violation(s) should be referred to the Code Enforcement Board for a Public Hearing.

Signature: _____

Printed Name: Ed Loeffler

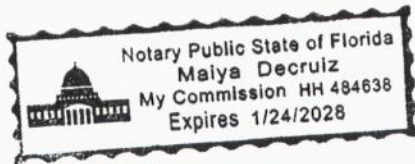
Title: Code Enforcement Officer

Date: 05/07/2026

Telephone: 407-209-8913

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 07th day of May 2026 by Ed Loeffler as Code Enforcement Officer of City of Ocoee, who is personally known to me.



Maiya Decruiz
Notary Public
My Commission expires: 1-24-2028

9589 0710 5270 4051 6158 45

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Postage

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Total Postage and Fees

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Street and Apt. No., or P.O. Box No.

City, State, ZIP+4[®]

James Timothy Roy JR: Aseani
991 Desert Candle Dr
Cocoa R 34701

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions

**CITY OF OCOEE, FLORIDA
CODE ENFORCEMENT BOARD**

CASE NO.: 2026-00253

**CITY OF OCOEE,
Petitioner,**

vs.

**JONES TIMOTHY RAY JR
JONES ASEANIA BRANDI CARTER,
Respondent(s)**

Property Address: 991 Desert Candle Dr
Property Legal: Greens At Forest Lake - Phase 1 102/9 Lot 107
Property Parcel ID: 05-22-28- 3215-01-070

ORDER REQUIRING COMPLIANCE

THIS CAUSE came for public hearing before the Ocoee Code Enforcement Board on May 21, 2026, after due notice to the Respondents, and the Board, having heard testimony under oath, received evidence, and heard argument, thereupon issues its Findings of Fact, Conclusions of Law, and Order, as follows:

I. FINDINGS OF FACT:

The Respondents, Jones Timothy Ray Jr & Jones Aseania Brandi Carter, are the owners of the real property, located at 991 Desert Candle Dr., Ocoee, FL 34761, having Parcel ID Number 05-22-28- 3215-01-070.

On March 13, 2026, the Respondents were first observed to be in violation of the City Code of Ocoee, Florida, in that the Respondents had operated a business from the house without a local business tax. The applicable City Code Provision is:

- Section 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.

The Respondents were sent notice, by certified mail, on March 17, 2026, that the aforesaid condition constituted a violation of the City Code of Ocoee, Florida, and was to be corrected on or before April 02, 2026. The property was re-inspected on April 03, 2026, and the property showed continued non-compliance. The Respondents were sent notice, by certified mail, on May 07, 2026, of this hearing date.

Sworn testimony provided by Code Officer Loeffler and photographs and documents introduce into evidence demonstrated that alleged violation(s) did, in fact, exist, March 13, 2026, and continues as noted below:

§ 119-2. ☐ Compliant _____ ☒ continues through May 21, 2026,

II. CONCLUSIONS OF LAW:

The Respondents, Jones Timothy Ray Jr & Jones Aseania Brandi Carter, by reason of the foregoing, were found in violation of the City Code of Ocoee, Florida as of May 21, 2026, for all above noted ordinances not marked compliant and are subject to the enforcement provisions of Chapter 7 of the City Code of Ocoee, Florida.

III. ORDER:

The Code Enforcement Board Hereby Orders the property to come into compliance by August 19, 2026, or thereafter be fined \$ 100.00 per day, per violation. The fines shall continue to accrue until the property comes into compliance. The applicable violations are:

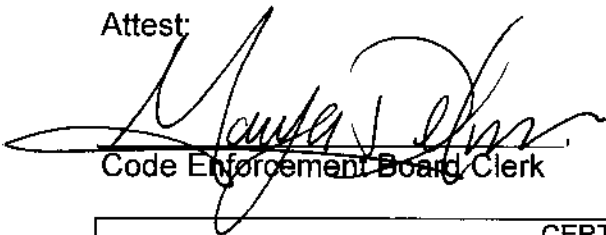
☒ § 119-2.

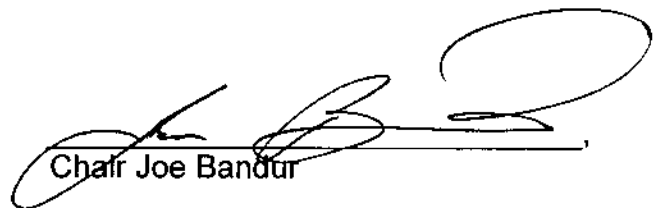
The appeal of any Party shall be to the Circuit Court of Orange County and shall commence within thirty (30) days of the date this Order is filed with the City Clerk.

IN THE EVENT THE VIOLATIONS ARE CORRECTED AND THEN REPEATED AT A LATER DATE, THE VIOLATIONS MAY BE BROUGHT BEFORE THE CODE ENFORCEMENT BOARD FOR HEARING, EVEN IF THE REPEAT VIOLATIONS HAVE BEEN CORRECTED PRIOR TO THE BOARD HEARING. REPEAT VIOLATIONS MAY BE FINED UP TO \$500.00 PER DAY.

DONE AND ORDERED THIS 21th DAY OF MAY 2026.

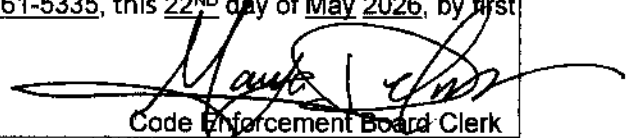
Attest:


Code Enforcement Board Clerk


Chair Joe Bandur

CERTIFICATION OF MAILING

I HEREBY CERTIFY that a true and correct copy of this ORDER REQUIRING COMPLAINEE, pursuant to Chapter 7, of the City Code of Ocoee, Florida, was furnished to Jones Timothy Ray Jr & Jones Aseania Brandi Carter at 991 Desert Candle Dr Ocoee, FL 34761-5335, this 22ND day of May 2026, by first class mail.


Code Enforcement Board Clerk

9589 0710 5270 4051 6147 94

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☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
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Total Postage and Fees	
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JONES TIMOTHY RAY JR JONES ASEANA BRANDI CARTER
Street and Apt. No., or PO Box No.
991 DESERT CANDLE DR
City, State, ZIP+4[®]
OCFEE FL 34761-5335

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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May 28, 2026 1:26 PM

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Feedback

OCOEE POLICE DEPARTMENT

CODE ENFORCEMENT CASE HISTORY

CASE NUMBER: 2026-01109 **LOCATION/ADDRESS:** 304 BAY ST

PARCEL NUMBER: 182228722401030 **OFFICER:** E. Loeffler

OBSERVED: 4/9/2026 **COMPLY:** 5/11/2026 **RE-INSPECTION:** 5/12/2026

RESPONDANT NAME(S):

ADAMS TEDDY M JR

VIOLATION(S) CITED: §51-13.

VIOLATION SUMMARY:

- §51-13. – Installed an Enclosed Patio/Car Port Without the Required Permit

TIMELINE:

04/09/2026	Notice of Violation 9589-0710-5270-4138-8590-25	☐ Delivered ☒ Returned ☐ Attempted ☐ Refused ☐ In Transit ☐ Other	00/00/2026
08/07/2026	Notice of Hearing 9589-0710-5270-4032-1748-59 Property Posting	Meeting Date ☐ Delivered ☐ Returned ☒ Attempted ☐ Refused ☐ In Transit ☐ Other	08/20/2026 08/19/2026
08/24/2026	Order Requiring Compliance 9589-0710-5270-4032-1505-63	Found in Violation on August 20, 2026. Given Until September 04, 2026 , or be Fined \$250.00 per day, per violation. ☐ Delivered ☒ Returned ☐ Attempted ☐ Refused	09/04/2026

Property Record - 18-22-28-7224-01-030

Orange County Property Appraiser •
http://www.ocpafl.org

Property Summary as of 08/04/2026

Property Name

304 Bay St

Names

Adams Teddy M Jr

Municipality

OCO - Ocoee

Property Use

0102 - Single Fam Class Ii

Mailing Address

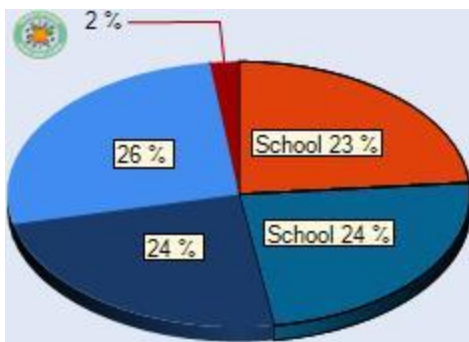
705 Ridgefield Ave
Ocoee, FL 34761-2525

Physical Address

304 Bay St
Ocoee, FL 34761



282218722401030 11/09/2006



Value and Taxes

Historical Value and Tax Benefits

Tax Year Values		Land		Building(s)		Feature(s)	Market Value	Assessed Value
2025	 	\$49,031	+	\$64,430	+	\$14,500 =	\$127,961 (16%)	\$127,961 (68%)
2024	 	\$34,406	+	\$61,379	+	\$14,500 =	\$110,285 (17%)	\$76,341 (3.0%)
2023	 	\$25,805	+	\$53,210	+	\$15,000 =	\$94,015 (7.6%)	\$74,117 (3.0%)
2022	 	\$25,805	+	\$46,078	+	\$15,500 =	\$87,383	\$71,958

Tax Year Benefits				Original Homestead	Additional Hx	Other Exemptions	SOH Cap	Tax Savings
2025	✓	\$	HX	\$25,000	\$25,722	\$0	\$0	\$665
2024	✓	\$	LIS	n/a	n/a	\$25,000	n/a	\$1,463
2023	✓	\$	LIS	n/a	n/a	\$25,000	n/a	\$1,209
2022	✓	\$	LIS	n/a	n/a	\$25,000	n/a	\$1,117

2025 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$127,961	\$25,000	\$102,961	3.2010 (-0.47%)	\$329.58	23 %
Public Schools: By Local Board	\$127,961	\$25,000	\$102,961	3.2480 (0.00%)	\$334.42	23 %
Orange County (General)	\$127,961	\$50,722	\$77,239	4.4347 (0.00%)	\$342.53	24 %
City Of Ocoee	\$127,961	\$50,722	\$77,239	4.9500 (0.00%)	\$382.33	27 %
Library - Operating Budget	\$127,961	\$50,722	\$77,239	0.3748 (0.00%)	\$28.95	2 %
St Johns Water Management District	\$127,961	\$50,722	\$77,239	0.1793 (0.00%)	\$13.85	1 %
				16.3878	\$1,431.66	

2025 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
CITY OF OCOEE	OCOEE RES - GARBAGE - (407)905-3100	1.00	\$344.42	\$344.42
CITY OF OCOEE	OCOEE STORM - STORMWATER IMPROVEMENT - (407)905-3100	99.00	\$1.00	\$99.00
CITY OF OCOEE	OCOEE FIRE RESC - N/A - (407)905-3100	1.48	\$139.23	\$205.65
				\$649.07

Property Features

Property Description

POUNDS ADDITION N/14 LOT 3 BLK A

Total Land Area

8,601 sqft (+/-)	0.20 acres (+/-)	GIS Calculated
------------------	------------------	----------------

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0100 - Single Family	OCO-R-1A	8602 Units	working...	working...	working...	working...

Buildings

Model Code	1 - Single Fam Residence	Subarea Description	Sqft	Value
Type Code	0102 - Single Fam Class Ii	BAS - Base Area	1100	working...
Building Value	working...	USP - Unfinished	126	working...
Estimated New Cost	working...	UST - Unfinished	110	working...
Actual Year Built	1961	UOP - Unfinished	70	working...
Beds	2			
Baths	1.0			
Floors	1			
Gross Area	1406 sqft			
Living Area	1100 sqft			
Exterior Wall	Conc/Cindr			
Interior Wall	Drywall			

Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
PL2 - Pool 2	01/01/1989	1 Unit(s)	working...	working...
PT1 - Patio 1	01/01/1989	1 Unit(s)	working...	working...
SCR1 - Scrm Enc 1	01/01/2006	1 Unit(s)	working...	working...
SPA2 - Spa 2	01/01/2017	1 Unit(s)	working...	working...
SHNV - Shed No Value	01/01/2017	2 Unit(s)	working...	working...

Sales

Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
07/31/2024	\$100	20240465785	/	Quit Claim Deed			Improved
12/01/1978	\$18,000	19781327953	02964 / 0810	Warranty Deed			Improved

Services for Location

TPP Accounts At Location

Account	Market Value	Taxable Value
---------	--------------	---------------

There are no TPP Accounts associated with this parcel.

Schools

Ocoee (Elementary)

Principal	Kandace Goshe
Office Phone	407.877.5027
Grades	2025: B

Ocoee (Middle School)

Principal	Cheri Leavitt
Office Phone	407.207.3850
Grades	2025: B

Ocoee (High School)

Principal	Fredrick Ray Jr
Office Phone	407.905.3000
Grades	2025: A

Utilities/Services

Electric	Duke Energy
Water	Ocoee
Recycling (Tuesday, Friday)	Ocoee
Trash (Friday, Tuesday)	Ocoee
Yard Waste (Friday)	Ocoee

Elected Officials

US Representative	Daniel Webster
School Board Representative	Melissa Byrd
State Representative	RaShon Young
State Representative	Douglas Bankson
State Senate	LaVon Davis
County Commissioner	Christine Moore
Orange County Property Appraiser	Amy Mercado

EXHIBITS & RECOMMENDATIONS



CASE NO: 2026-01109

ADDRESS: 304 BAY ST



PHOTO EXHIBITS





PHOTO EXHIBIT



RECOMMENDATION

COMPLIANCE BY

30 DAYS

SEPTEMBER 19, 2026

FINE / FURTHER ACTION

\$250.00, PER DAY, PER VIOLATION





CITY OF OCOEE
CODE ENFORCEMENT

Case # 2026-01109
Parcel ID: 182228722401030
Address: 304 BAY ST

NOTICE OF CODE VIOLATION

ADAMS TEDDY M JR
705 RIDGEFIELD AVE
OCOEE, FL, 34761

Notice of Code Violation Regarding:

304 BAY ST, OCOEE, FL 34761

YOU ARE NOTIFIED, pursuant to Chapter 7.6 of the Code of Ordinances of the City of Ocoee, that the following violations of the Code of the City of Ocoee have been noted with respect to the property identified above:

Code Violations

Violation Findings	Code Violated	Remedial Actions
ENCLOSING SCREEN PATIO / CAR PORT WITHOUT REQUIRED PERMIT (S_	§ 51-13. - Permits Required	REMOVE WALLS AND RETURN TO ORIGINAL CONFIGURATION -OR- OBTAIN REQUIRED PERMIT FROM THE OCOEE BUILDING DEPT

Code Violated	Description of Code
§ 51-13. - Permits Required	It shall be a violation of this chapter for any person to do any work related to building, electrical, plumbing, mechanical, swimming pool or other type of construction work without first obtaining a permit therefor from the Building Department.

The violation(s) was observed by Ed Loeffler, the undersigned, on 04/09/2026.

YOU HAVE UNTIL 05/11/2026 to correct the violation(s) described above. Failure to comply by this date may result in the commencement of appropriate enforcement action including a Public Hearing at which a fine, not to exceed \$250.00 per day, per violation, for each day the violation(s) continues, may be ordered. The fine may result in a lien against the property and may include costs incurred by the City under certain circumstances. Our intention is not to punish the property owner, but to ensure that it comes into compliance by correcting the violation(s).

The burden rests upon you to request a re-inspection in order to determine whether the property has been brought into compliance.

I certify that a copy hereof has been sent, CERTIFIED MAIL to each address named above on 04/09/2026.

Sincerely,

Name: Ed Loeffler
Title: Code Enforcement Officer
Date: 04/09/2026
Telephone: 4072098913



CITY OF OCOEE
CODE ENFORCEMENT

Case # 2026-01109
Parcel ID: 182228722401030
Address: 304 BAY ST

NOTICE OF CODE VIOLATION

ADAMS TEDDY M JR
705 RIDGEFIELD AVE
OCOEE, FL, 34761

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The burden rests upon you to request a re-inspection in order to determine whether the property has been brought into compliance.

I certify that a copy hereof has been sent, PROPERTY POSTING to each address named above on 04/09/2026.

Sincerely,

Name: Ed Loeffler
Title: Code Enforcement Officer
Date: 04/09/2026
Telephone: 4072098913

9589 0710 5270 4138 8590 25

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705 Ridge Pkwy NW	
Cobleskill NY 12521	

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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OCOEE, FL 34761
May 12, 2026 3:29 PM

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Feedback



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646 Ocoee Commerce Pkwy
Ocoee, Florida 34761
Code Enforcement
26-0404

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NOTICE OF CODE VIOL

ADAMS TEDDY M JR
705 RIDGEFIELD AVE
OCOOEE, FL, 34761

Notice of Code Violation Regarding:
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UNC
3476182529404

NIXIE

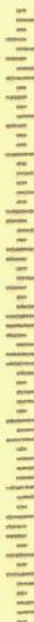
339 DE 1

0005/08/26

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 34761291846

*0674-02694-14-43





CITY OF OCOEE, FLORIDA
CODE ENFORCEMENT

Case #: 2026-01109
Parcel ID: 182228722401030
Address: 304 BAY ST

CITY OF OCOEE,
Petitioner

ADAMS TEDDY M JR,
Respondent

NOTICE OF HEARING

TO: ADAMS TEDDY M JR,

YOU ARE NOTIFIED, pursuant to Chapter 7.6 of the Code of Ordinances of the City of Ocoee, that a public hearing will be conducted in the above-styled action, pending and undetermined by the Code Enforcement Board of the City of Ocoee, on **8/20/2026 07:00:00 PM in the Ocoee Commission Chambers, 1 N Bluford Ave, Ocoee, Florida.**

The City will present testimony in evidence at this public hearing and request such orders as are supported by that testimony and the evidence pertaining to the attached Statement of Violations.

You have the right to appear in person, the right to present evidence relevant to the matter under consideration by the Board or Special Magistrate, the right to subpoena witnesses to testify at the hearing, and the right to be represented by legal counsel of your own choosing at your own expense.

Please Note:

- The case may still be presented if the violation(s) are corrected but recurs prior to the hearing.
- The case may still be presented, for future repeat violation, if the violation(s) are corrected prior to the hearing but were not corrected by the time specified for correction by the Code Inspector.
- If this is a repeat violation, the case may still be presented for fine even if the violation(s) are corrected prior to the hearing.
- If the violation(s) are considered to be irreparable or irreversible in nature, the case may still be presented for fine even if the violation(s) are corrected prior to the hearing.

If a person decides to appeal any decision made with respect to any matter considered at the hearing, such person will need a record of the proceedings, and for such purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Please govern yourself accordingly.

Dated: 08/06/2026

Clerk of the Board
MAIYA DECRUIZ



CITY OF OCOEE, FLORIDA
CODE ENFORCEMENT

Case #: 2026-01109
Parcel ID: 182228722401030
Address: 304 BAY ST

CITY OF OCOEE,
Petitioner

ADAMS TEDDY M JR,
Respondent

STATEMENT OF VIOLATIONS

Pursuant to the Chapter 7.6 of the Code of Ordinances of the City of Ocoee, the undersigned Code Enforcement Officer states the following with respect to certain violation(s) of the Code of the City of Ocoee, Florida, and hereby requests a public hearing before the Code Enforcement Board of the City of Ocoee:

1. Name and address of owner/person in charge of location where violation(s) existed:

ADAMS TEDDY M JR
705 RIDGEFIELD AVE
OCOEE, FL, 34761

2. Location/address where violation(s) existed: 304 BAY ST

Description of violation(s):

Violation Findings	Code Violated	Remedial Actions
Enclosing Screen Patio / Car Port Without Required Permit	§ 51-13. - PERMITS REQUIRED	Remove Walls And Return To Original Configuration -Or- Obtain Required Permit From The Ocoee Building Dept

Code Violated	Description of Code
§ 51-13. - PERMITS REQUIRED	It Shall Be A Violation Of This Chapter For Any Person To Do Any Work Related To Building, Electrical, Plumbing, Mechanical, Swimming Pool Or Other Type Of Construction Work Without First Obtaining A Permit Therefor From The Building Department

The violation(s) was observed by Ed Loeffler, the undersigned, on 04/09/2026.

The property was re-inspected on 05/12/2026 with the following results: Non-Compliant.

Based on the foregoing, I certify that the violation(s) described above has existed or has been repeated, and that the violation(s) should be referred to the Code Enforcement Board for a Public Hearing.

Signature: _____

Printed Name: Ed Loeffler

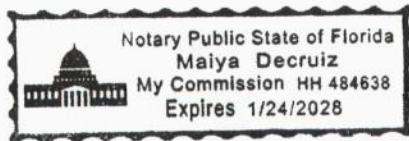
Title: Code Enforcement Officer

Date: 08/05/2026

Telephone: 407-209-8913

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 05th day of August 2026 by Ed Loeffler as Code Enforcement Officer of City of Ocoee, who is personally known to me.



Notary Public
My Commission expires: 01/24/2028

ALERT: TROPICAL STORM LALA IN HAWAII AND SEVERE WEATHER AND FLOODING IN THE U...

Tracking Number:

9589071052704032174859

Remove X

Copy

Schedule a Redelivery

Latest Update

This is a reminder to arrange for redelivery of your item before August 29, 2026 or your item will be returned on August 30, 2026. You may arrange redelivery by using the Schedule a Redelivery feature on this page or may pick up the item at the Post Office indicated on the notice.

Get More Out of USPS Tracking:
USPS Tracking Plus®

- Delivery Attempt: Action Needed

Reminder to Schedule Redelivery of your item before August 29, 2026

August 19, 2026
- Available for Pickup

OCOEE

449 W SILVER STAR RD

OCOEE FL 34761-9998

August 15, 2026 8:41 AM
- See All Tracking History

What Do USPS Tracking Statuses Mean?

Text & Email Updates

▼

Feedback

**CITY OF OCOEE, FLORIDA
CODE ENFORCEMENT BOARD**

CASE NO.: 2026-01109

**CITY OF OCOEE,
Petitioner,**

vs.

**ADAMS TEDDY M JR,
Respondent(s)**

PROPERTY ADDRESS: 304 BAY ST
PROPERTY LEGAL: POUNDS ADDITION N/14 LOT 3 BLK A
PROPERTY PARCEL ID: 18-22-28- 7224-01-030

ORDER REQUIRING COMPLIANCE

THIS CAUSE came for public hearing before the Ocoee Code Enforcement Board on August 20, 2026, after due notice to the Respondent, and the Board, having heard testimony under oath, received evidence, and heard argument, thereupon issues its Findings of Fact, Conclusions of Law, and Order, as follows:

I. FINDINGS OF FACT:

The Respondent, Adams Teddy M Jr, is the owner of the real property, located at 304 Bay St., Ocoee, FL 34761, having Parcel ID Number 18-22-28- 7224-01-030.

On April 09, 2026, the Respondent was first observed to be in violation of the City Code of Ocoee, Florida, in that the Respondent had installed an enclosed patio/car port without the required permit. The applicable City Code Provision is:

- Section 51-13. prohibits doing work related to construction without first obtaining a permit.

The Respondent was sent notice, by certified mail, on April 09, 2026, that the aforesaid condition constituted a violation of the City Code of Ocoee, Florida, and was to be corrected on or before May 11, 2026. The property was re-inspected on May 12, 2026, and the property showed continued non-compliance. The Respondent was sent notice, by certified mail, on August 07, 2026, of this hearing date.

Sworn testimony provided by Code Officer Loeffler and photographs and documents introduce into evidence demonstrated that alleged violation(s) did, in fact, exist, as April 09, 2026, and continues as noted below:

§ 51-13. ☐ Compliant _____ ☒ continues through August 20, 2026,

II. CONCLUSIONS OF LAW:

The Respondent, Adams Teddy M Jr, by reason of the foregoing, was found in violation of the City Code of Ocoee, Florida as of August 20, 2026, for all above noted ordinances not marked compliant and is subject to the enforcement provisions of Chapter 7 of the City Code of Ocoee, Florida.

III. ORDER:

The Code Enforcement Board Hereby Orders the property to come into compliance by September 04, 2026, or thereafter be fined \$ 250.00 per day, per violation. The fines shall continue to accrue until the property comes into compliance. The applicable violations are:

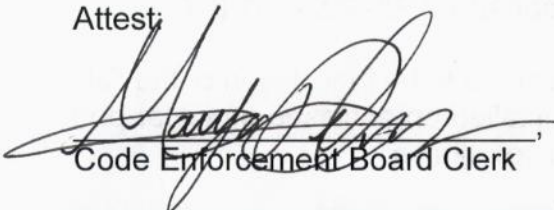
☒ § 51-13.

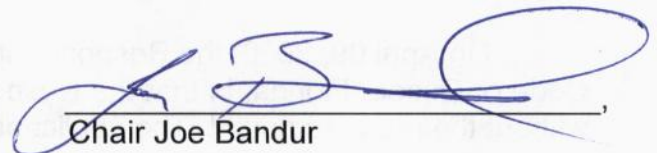
The appeal of any Party shall be to the Circuit Court of Orange County and shall commence within thirty (30) days of the date this Order is filed with the City Clerk.

IN THE EVENT THE VIOLATIONS ARE CORRECTED AND THEN REPEATED AT A LATER DATE, THE VIOLATIONS MAY BE BROUGHT BEFORE THE CODE ENFORCEMENT BOARD FOR HEARING, EVEN IF THE REPEAT VIOLATIONS HAVE BEEN CORRECTED PRIOR TO THE BOARD HEARING. REPEAT VIOLATIONS MAY BE FINED UP TO \$500.00 PER DAY.

DONE AND ORDERED THIS 20th DAY OF AUGUST 2026.

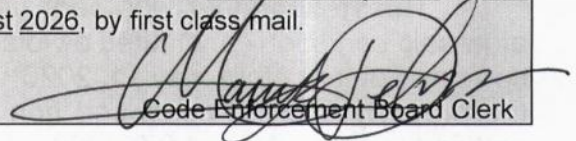
Attest:


Code Enforcement Board Clerk


Chair Joe Bandur

CERTIFICATION OF MAILING

I HEREBY CERTIFY that a true and correct copy of this ORDER REQUIRING COMPLAINEE, pursuant to Chapter 7, of the City Code of Ocoee, Florida, was furnished to Adams Teddy M Jr at 705 Ridgfield Ave Ocoee, FL 34761-2525, this 24th day of August 2026, by first class mail.


Code Enforcement Board Clerk

ALERT: IMPACTS FROM HURRICANE LOWELL IN HAWAII AND TROPICAL STORMS OFF THE C...

Tracking Number:

Remove X

9589071052704032150563

Copy

Add to Informed Delivery

Latest Update

Your item was returned to the sender on September 4, 2026 at 3:36 pm in OCOEE, FL 34761 because it could not be delivered as addressed.

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Alert

Returned to Sender

OCOEE, FL 34761
September 4, 2026 3:36 PM

Addressee Unknown

OCOEE, FL 34761
August 28, 2026 2:44 PM

See All Tracking History

Feedback

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Text & Email Updates

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USPS Tracking Plus®

▼

OCOE POLICE DEPARTMENT

CODE ENFORCEMENT CASE HISTORY

CASE NUMBER: 2026-01443 **LOCATION/ADDRESS:** 484 KINDLING CT

PARCEL NUMBER: 082228286600330 **OFFICER:** E. Loeffler

OBSERVED: 5/22/2026 **COMPLY:** 6/11/2026 **RE-INSPECTION:** 6/12/2026

RESPONDANT NAME(S):

AM PROPERTY DEVELOPMENT AND HOLDINGS CORP

VIOLATION(S) CITED: § 108-23. Q. & § 115-3. A. (3).

VIOLATION SUMMARY:

- §115-3. A. (3). - Debris In Front of the Garage and Old Ladders Laying in Front Yard.
- §108-23. Q. - A Wooded Fence That Was Structurally Unsound and Not Repairable.

TIMELINE:

05/22/2026	Notice of Violation 9589-0710-5270-4051-6149-16	☐ Delivered ☐ Returned ☐ Attempted ☐ Refused ☒ In Transit ☐ Other	05/30/2026
08/07/2026	Notice of Hearing 9589-0710-52704032-1748-80	Meeting Date ☒ Delivered ☐ Returned ☐ Attempted ☐ Refused ☐ In Transit ☐ Other	08/20/2026 08/15/2026
08/24/2026	Order Requiring Compliance 9589-0710-5270-4032-1505-70	Found in Violation on August 20, 2026. Given Until September 04, 2026 , or be Fined \$250.00 per day, per violation. ☐ Delivered ☐ Returned ☒ Attempted ☐ Refused	09/02/2026

Property Record - 08-22-28-2866-00-330

Orange County Property Appraiser •
http://www.ocpafl.org

Property Summary as of 08/06/2026

Property Name

484 Kindling Ct

Names

Am Property Development And Holdings Corp

Municipality

OCO - Ocoee

Property Use

0103 - Single Fam Class Iii

Mailing Address

1808 Pitman Ave
Bronx, NY 10466-1910

Physical Address

484 Kindling Ct
Ocoee, FL 34761

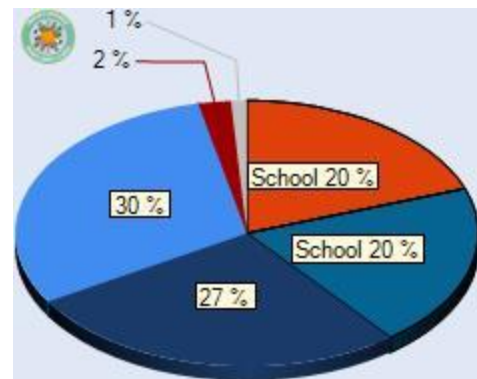
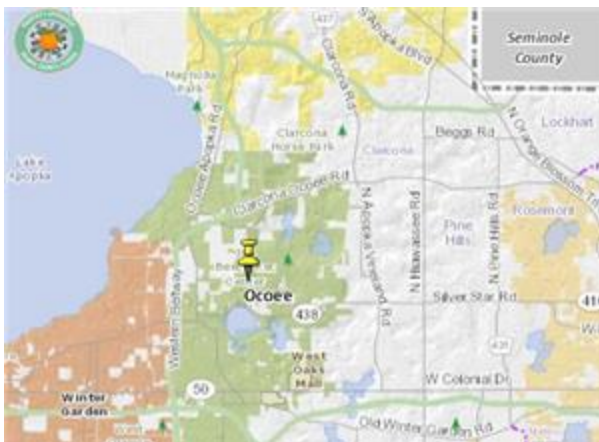
OR
Code
For
Mobile
Phone



484 KINDLING CT, OCOEE, FL 34761 2/6/2018 2:33 PM



282208286600330 10/17/2006



Value and Taxes

Historical Value and Tax Benefits

Tax Year Values		Land		Building(s)		Feature(s)	Market Value	Assessed Value
2025	 	\$80,000	+	\$105,970	+	\$0 = \$185,970 (2.8%)		\$185,970 (2.8%)
2024	 	\$80,000	+	\$100,997	+	\$0 = \$180,997 (-8.6%)		\$180,997 (.66%)
2023	 	\$80,000	+	\$118,060	+	\$0 = \$198,060 (8.1%)		\$179,819 (10%)
2022	 	\$80,000	+	\$103,262	+	\$0 = \$183,262		\$163,472

Tax Year Benefits		Tax Savings	
2025			\$0
2024			\$0
2023	 		\$181
2022	 		\$197

2025 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$185,970	\$0	\$185,970	3.2010 (-0.47%)	\$595.29	20 %
Public Schools: By Local Board	\$185,970	\$0	\$185,970	3.2480 (0.00%)	\$604.03	20 %
Orange County (General)	\$185,970	\$0	\$185,970	4.4347 (0.00%)	\$824.72	27 %
City Of Ocoee	\$185,970	\$0	\$185,970	4.9500 (0.00%)	\$920.55	30 %
Library - Operating Budget	\$185,970	\$0	\$185,970	0.3748 (0.00%)	\$69.70	2 %
St Johns Water Management District	\$185,970	\$0	\$185,970	0.1793 (0.00%)	\$33.34	1 %
					16.3878	\$3,047.63

2025 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
CITY OF OCOEE	OCOEE RES - GARBAGE - (407)905-3100	1.00	\$344.42	\$344.42
CITY OF OCOEE	OCOEE STORM - STORMWATER IMPROVEMENT - (407)905-3100	99.00	\$1.00	\$99.00
CITY OF OCOEE	OCOEE FIRE RESC - N/A - (407)905-3100	1.48	\$139.23	\$205.65
				\$649.07

Property Features

Property Description

FOXFIRE 6/49 LOT 33

Total Land Area

6,963 sqft (+/-) | 0.16 acres (+/-) GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0100 - Single Family	OCO-R-1	1 Units	working...	working...	working...	working...

Buildings

Model Code	1 - Single Fam Residence	Subarea Description	Sqft	Value
Type Code	0103 - Single Fam Class Iii	BAS - Base Area	1014	working...
Building Value	working...	FST - Finished S	77	working...
Estimated New Cost	working...	FGR - Finished G	209	working...
Actual Year Built	1978			
Beds	3			
Baths	1.0			
Floors	1			
Gross Area	1300 sqft			
Living Area	1014 sqft			
Exterior Wall	Cb.Stucco			
Interior Wall	Drywall			



Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
There are no extra features associated with this parcel				

Sales

Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
03/06/2017	\$100	20170117795	/	Quit Claim Deed			Improved
11/30/2016	\$46,000	20160630171	/	Warranty Deed			Improved
12/19/1990	\$52,000	19903680278	04248 / 4282	Warranty Deed			Improved
06/28/1989	\$100	19903680275	04248 / 4277	Quit Claim Deed			Improved
06/28/1989	\$100	19893322225	04107 / 2457	Quit Claim Deed			Improved
03/01/1987	\$44,000	19872740416	03876 / 3296	Warranty Deed			Improved
03/01/1984	\$45,000	19842093513	03483 / 2369	Warranty Deed			Improved

Similar Sales

Address	Sale Date	Sale Amount	\$/SQFT	Deed Code	Beds/Baths	Instrument #	Book/Page
1510 Tangerwood Ct	06/10/2026	\$350,000	\$223	Warranty Deed	3/1	20260350172	/
501 Catwood Dr	05/14/2026	\$305,000	\$262	Warranty Deed	3/2	20260297883	/
601 Catwood Dr	04/10/2026	\$285,000	\$212	Warranty Deed	3/1	20260212182	/
1508 Tangerwood Ct	03/20/2026	\$214,000	\$226	Warranty Deed	3/2	20260174736	/
1602 Starfire Ln	03/17/2026	\$240,000	\$178	Warranty Deed	4/2	20260189652	/
1604 Starfire Ln	12/20/2025	\$316,000	\$312	Warranty Deed	3/1	20250124674	/
1510 Tangerwood Ct	09/11/2025	\$200,000	\$128	Warranty Deed	3/1	20250554178	/

Services for Location

TPP Accounts At Location

Account	Market Value	Taxable Value
---------	--------------	---------------

There are no TPP Accounts associated with this parcel.

Schools

Spring Lake (Elementary)

Principal	Gina Maria Warkentien
Office Phone	407.877.5047
Grades	2025: C

Ocoee (Middle School)

Principal	Cheri Leavitt
Office Phone	407.207.3850
Grades	2025: B

Ocoee (High School)

Principal	Fredrick Ray Jr
Office Phone	407.905.3000
Grades	2025: A

Utilities/Services

Electric	Duke Energy
Water	Ocoee
Recycling (Thursday, Monday)	Ocoee
Trash (Thursday, Monday)	Ocoee
Yard Waste (Monday)	Ocoee

Elected Officials

State Senate	LaVon Davis
State Representative	RaShon Young
State Representative	Douglas Bankson
School Board Representative	Melissa Byrd
US Representative	Daniel Webster
County Commissioner	Christine Moore
Orange County Property Appraiser	Amy Mercado

EXHIBITS & RECOMMENDATIONS

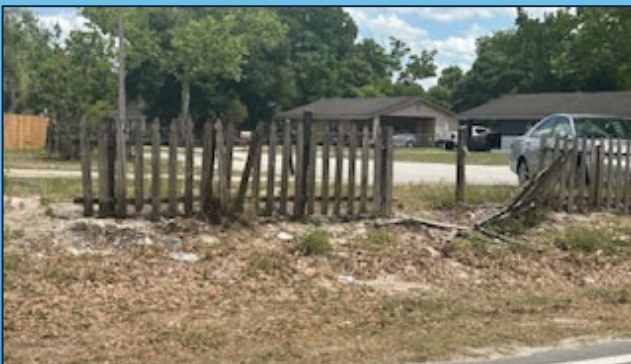


CASE NO: 2026-01443

ADDRESS: 484 KINDLING CT



PHOTO EXHIBITS



RECOMMENDATION

COMPLIANCE BY

15 DAYS

SEPTEMBER 15, 2026

FINE / FURTHER ACTION

\$250.00, PER DAY, PER VIOLATION





CITY OF OCOEE
CODE ENFORCEMENT

Case # 2026-01443
Parcel ID: 082228286600330
Address: 484 KINDLING CT

NOTICE OF CODE VIOLATION

AM PROPERTY DEVELOPMENT AND HOLDINGS CORP
1808 PITMAN AVE
BRONX, NY, 10466

Notice of Code Violation Regarding:
484 KINDLING CT, OCOEE, FL 34761

YOU ARE NOTIFIED, pursuant to Chapter 7.6 of the Code of Ordinances of the City of Ocoee, that the following violations of the Code of the City of Ocoee have been noted with respect to the property identified above:

Code Violations

Violation Findings	Code Violated	Remedial Actions
MISC DEBRIS PILE IN FRONT OF GARAGE AND OLD ALUMINUM LADDERS LAYING IN WEEDS FRONT SIDE YARD	§ 115-3. - Declaration of nuisance and menace.	FREMOVE DEBRIS PILE FROM INFRONT OF HOUSE / GARAGE AND OLD LADDERS FROM FRONT SIDE YARD.
WOOD PERIMETER FENCE FRONT YARD AND ALONG ADAIR STREET DAMAGED, ROTTED, BROKEN PARTS, MISSING PARTS STRUCTURALLY UNSOUND AND NOT REPAIRABLE	§ 108-23. - General requirements for exterior and interior of structures.	REMOVE OLD DILAPIDATED WOOD FENCE FROM FRONT YARD AND ALONG ADAIR STREET

Code Violated	Description of Code
§ 115-3. - Declaration of nuisance and menace.	A. Junk and Debris. (3) No person shall allow to remain or allow to be dumped, placed, accumulated or otherwise located on lands or premises owned, rented, leased or controlled by such person within the City any nuisance and menace to public health, safety and welfare, nor shall any person, after notice as provided this Chapter that a nuisance and menace to public health, safety and welfare exists on lands or premises owned, rented, leased or controlled by such person within the City, maintain or fail to remove such nuisance and menace to the public health, safety, and welfare.
§ 108-23. - General requirements for exterior and interior of structures.	Q. Accessory structures. Garages, storage buildings and all other accessory structures shall be maintained and kept in good repair and sound structural condition.

The violation(s) was observed by Ed Loeffler, the undersigned, on 05/22/2026.

YOU HAVE UNTIL 06/11/2026 to correct the violation(s) described above. Failure to comply by this date may result in the commencement of appropriate enforcement action including a Public Hearing at which a fine, not to exceed \$250.00 per day, per violation, for each day the violation(s) continues, may be ordered. The fine may result in a lien against the property and may include costs incurred by the City under certain circumstances. Our intention is not to punish the property owner, but to ensure that it comes into compliance by correcting the violation(s).

The burden rests upon you to request a re-inspection in order to determine whether the property has been brought into compliance.

I certify that a copy hereof has been sent, CERTIFIED MAIL to each address named above on 05/26/2026.

Sincerely,

Name: Ed Loeffler
Title: Code Enforcement Officer
Date: 05/26/2026
Telephone: 4072098913



CITY OF OCOEE
CODE ENFORCEMENT

Case # 2026-01443
Parcel ID: 082228286600330
Address: 484 KINDLING CT

NOTICE OF CODE VIOLATION

AM PROPERTY DEVELOPMENT AND HOLDINGS CORP
1808 PITMAN AVE
BRONX, NY, 10466

Notice of Code Violation Regarding:
484 KINDLING CT, OCOEE, FL 34761

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WOOD PERIMETER FENCE FRONT YARD AND ALONG ADAIR STREET DAMAGED, ROTTED, BROKEN PARTS, MISSING PARTS STRUCTURALLY UNSOUND AND NOT REPAIRABLE	§ 108-23. - General requirements for exterior and interior of structures.	REMOVE OLD DILAPIDATED WOOD FENCE FROM FRONT YARD AND ALONG ADAIR STREET

Code Violated	Description of Code
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§ 108-23. - General requirements for exterior and interior of structures.	Q. Accessory structures. Garages, storage buildings and all other accessory structures shall be maintained and kept in good repair and sound structural condition.

The violation(s) was observed by Ed Loeffler, the undersigned, on 05/22/2026.

YOU HAVE UNTIL 06/11/2026 to correct the violation(s) described above. Failure to comply by this date may result in the commencement of appropriate enforcement action including a Public Hearing at which a fine, not to exceed \$250.00 per day, per violation, for each day the violation(s) continues, may be ordered. The fine may result in a lien against the property and may include costs incurred by the City under certain circumstances. Our intention is not to punish the property owner, but to ensure that it comes into compliance by correcting the violation(s).

The burden rests upon you to request a re-inspection in order to determine whether the property has been brought into compliance.

I certify that a copy hereof has been sent, PROPERTY POSTING to each address named above on 05/22/2026.

Sincerely,

Name: Ed Loeffler
Title: Code Enforcement Officer
Date: 05/22/2026
Telephone: 4072098913

9589 0710 5270 4051 6149 16

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☐ Return Receipt (electronic) \$ _____
☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

Postage

\$

Total Postage and Fees

\$

Send To

Am Property Development + Hold

Street and Apt. No., or PO Box No.
1808 Pitman Ave

City, State, ZIP+4[®]
Bronx NY 10466

Postmark
Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

ALERT: TROPICAL STORM LALA IN HAWAII AND SEVERE WEATHER AND FLOODING IN THE U...

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FAQs >

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9589071052704051614916

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Your item arrived at our USPS facility in NEW YORK NY DISTRIBUTION CENTER on May 30, 2026 at 7:41 pm. The item is currently in transit to the destination.

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- Preparing for Delivery

On the Way

Arrived at USPS Facility
NEW YORK NY DISTRIBUTION CENTER
May 30, 2026 7:41 PM

Arrived at USPS Facility
ORLANDO FL DISTRIBUTION CENTER
May 28, 2026 9:01 PM

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FAQs



CITY OF OCOEE, FLORIDA
CODE ENFORCEMENT

Case #: 2026-01443
Parcel ID: 082228286600330
Address: 484 KINDLING CT

CITY OF OCOEE,
Petitioner

AM PROPERTY DEVELOPMENT AND HOLDINGS CORP,
Respondent

NOTICE OF HEARING

TO: AM PROPERTY DEVELOPMENT AND HOLDINGS CORP,

YOU ARE NOTIFIED, pursuant to Chapter 7.6 of the Code of Ordinances of the City of Ocoee, that a public hearing will be conducted in the above-styled action, pending and undetermined by the Code Enforcement Board of the City of Ocoee, on **8/20/2026 07:00:00 PM in the Ocoee Commission Chambers, 1 N Bluford Ave, Ocoee, Florida.**

The City will present testimony in evidence at this public hearing and request such orders as are supported by that testimony and the evidence pertaining to the attached Statement of Violations.

You have the right to appear in person, the right to present evidence relevant to the matter under consideration by the Board or Special Magistrate, the right to subpoena witnesses to testify at the hearing, and the right to be represented by legal counsel of your own choosing at your own expense.

Please Note:

- The case may still be presented if the violation(s) are corrected but recurs prior to the hearing.
- The case may still be presented, for future repeat violation, if the violation(s) are corrected prior to the hearing but were not corrected by the time specified for correction by the Code Inspector.
- If this is a repeat violation, the case may still be presented for fine even if the violation(s) are corrected prior to the hearing.
- If the violation(s) are considered to be irreparable or irreversible in nature, the case may still be presented for fine even if the violation(s) are corrected prior to the hearing.

If a person decides to appeal any decision made with respect to any matter considered at the hearing, such person will need a record of the proceedings, and for such purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Please govern yourself accordingly.

Dated: 08/06/2026

Clerk of the Board
MAIYA DECRUIZ



CITY OF OCOEE, FLORIDA
CODE ENFORCEMENT

Case #: 2026-01443
Parcel ID: 082228286600330
Address: 484 KINDLING CT

CITY OF OCOEE,
Petitioner

AM PROPERTY DEVELOPMENT AND HOLDINGS CORP,
Respondent

STATEMENT OF VIOLATIONS

Pursuant to the Chapter 7.6 of the Code of Ordinances of the City of Ocoee, the undersigned Code Enforcement Officer states the following with respect to certain violation(s) of the Code of the City of Ocoee, Florida, and hereby requests a public hearing before the Code Enforcement Board of the City of Ocoee:

1. Name and address of owner/person in charge of location where violation(s) existed:
AM PROPERTY DEVELOPMENT AND HOLDINGS CORP
1808 PITMAN AVE
BRONX, NY 10466-1910

2. Location/address where violation(s) existed: 484 KINDLING CT

Description of violation(s):

Violation Findings	Code Violated	Remedial Actions
Misc Debris Pile In Front Of Garage And Old Aluminum Ladders Laying In Weeds Front Side Yard	§ 115-3. - DECLARATION OF NUISANCE AND MENACE	Remove Debris Pile From Infront Of House / Garage And Old Ladders From Front Side Yard.
Wood Perimeter Fence Front Yard And Along Adair Street Damaged, Rotted, Broken Parts, Missing Parts Structurally Unsound And Not Repairable	§ 108-23. - GENERAL REQUIREMENTS FOR EXTERIOR AND INTERIOR OF STRUCTURES.	Remove Old Dilapidated Wood Fence From Front Yard And Along Adair Street

Code Violated	Description of Code
§ 115-3. - DECLARATION OF NUISANCE AND MENACE	A. Junk And Debris.

	(3) No Person Shall Allow To Remain Or Allow To Be Dumped, Placed, Accumulated Or Otherwise Located On Lands Or Premises Owned, Rented, Leased Or Controlled By Such Person Within The City Any Nuisance And Menace To Public Health, Safety And Welfare, Nor Shall Any Person, After Notice As Provided This Chapter That A Nuisance And Menace To Public Health, Safety And Welfare Exists On Lands Or Premises Owned, Rented, Leased Or Controlled By Such Person Within The City, Maintain Or Fail To Remove Such Nuisance And Menace To The Public Health, Safety, And Welfare
§ 108-23. - GENERAL REQUIREMENTS FOR EXTERIOR AND INTERIOR OF STRUCTURES.	Q. Accessory Structures. Garages, Storage Buildings And All Other Accessory Structures Shall Be Maintained And Kept In Good Repair And Sound Structural Condition.

The violation(s) was observed by Ed Loeffler, the undersigned, on 05/22/2026.

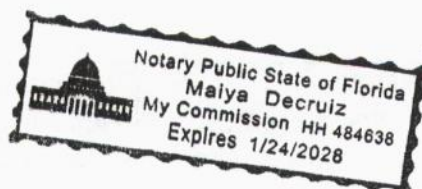
The property was re-inspected on 06/12/2026 with the following results: Non-Compliant.

Based on the foregoing, I certify that the violation(s) described above has existed or has been repeated, and that the violation(s) should be referred to the Code Enforcement Board for a Public Hearing.

Signature: [Signature]
Printed Name: Ed Loeffler
Title: Code Enforcement Officer
Date: 08/05/2026
Telephone: 407-209-8913

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 05th day of August 2026 by Ed Loeffler as Code Enforcement Officer of City of Ocoee, who is personally known to me.



[Signature]
Notary Public
My Commission expires: 01/24/2028

ALERT: TROPICAL STORM LALA IN HAWAII AND SEVERE WEATHER AND FLOODING IN THE U...

Tracking Number:

Remove X

9589071052704032174880

Copy

Add to Informed Delivery

Latest Update

Your item was delivered to an individual at the address at 10:15 am on August 15, 2026 in BRONX, NY 10466.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

BRONX, NY 10466
August 15, 2026 10:15 AM

See All Tracking History

What Do USPS Tracking Statuses Mean?

Text & Email Updates

▼

USPS Tracking Plus®

▼

Product Information

▼

See Less ^

Feedback

**CITY OF OCOEE, FLORIDA
CODE ENFORCEMENT BOARD**

CASE NO.: 2026-01443

**CITY OF OCOEE,
Petitioner,**

vs.

**AM PROPERTY DEVELOPMENT AND HOLDINGS CORP,
Respondent(s)**

PROPERTY ADDRESS: 484 KINDLING CT
PROPERTY LEGAL: FOXFIRE 6/49 LOT 33
PROPERTY PARCEL ID: 08-22-28- 2866-00-330

ORDER REQUIRING COMPLIANCE

THIS CAUSE came for public hearing before the Ocoee Code Enforcement Board on August 20, 2026, after due notice to the Respondent, and the Board, having heard testimony under oath, received evidence, and heard argument, thereupon issues its Findings of Fact, Conclusions of Law, and Order, as follows:

I. FINDINGS OF FACT:

The Respondent, AM Property Development And Holdings Corp, is the owner of the real property, located at 484 Kindling Ct., Ocoee, FL 34761, having Parcel ID Number 08-22-28- 2866-00-330.

On May 22, 2026, the Respondent was first observed to be in violation of the City Code of Ocoee, Florida, in that the Respondent had debris in front of the garage and old ladders laying in front yard. Additionally had a wooded fence that was structurally unsound and not repairable. The applicable City Code Provisions are:

- Section 115-3. A. (3). prohibits dumping or allowing to remain any nuisance and menace to public health, safety and welfare.
- Section 108-23. Q. requires garages, storage buildings and all other accessory structures to be maintained and kept in good repair and sound structural condition.

The Respondent was sent notice, by certified mail, on May 22, 2026, that the aforesaid condition constituted a violation of the City Code of Ocoee, Florida, and was to be corrected on or before June 11, 2026. The property was re-inspected on June 12, 2026, and the property showed continued non-compliance. The Respondent was sent notice, by certified mail, on August 07, 2026, of this hearing date.

Sworn testimony provided by Code Officer Loeffler and photographs and documents introduce into evidence demonstrated that alleged violation(s) did, in fact, exist, as May 22, 2026, and continues as noted below:

§ 115-3. A. (3). ☐ Compliant _____ ☒ continues through August 20, 2026,
§ 108-23. Q. ☐ Compliant _____ ☒ continues through August 20, 2026,

II. CONCLUSIONS OF LAW:

The Respondent, AM Property Development And Holdings Corp, by reason of the foregoing, were found in violation of the City Code of Ocoee, Florida as of August 20, 2026, for all above noted ordinances not marked compliant and are subject to the enforcement provisions of Chapter 7 of the City Code of Ocoee, Florida.

III. ORDER:

The Code Enforcement Board Hereby Orders the property to come into compliance by September 04, 2026, or thereafter be fined \$ 250.00 per day, per violation. The fines shall continue to accrue until the property comes into compliance. The applicable violations are:

☒ § 115-3. A. (3). ☒ § 108-23. Q.

The appeal of any Party shall be to the Circuit Court of Orange County and shall commence within thirty (30) days of the date this Order is filed with the City Clerk.

IN THE EVENT THE VIOLATIONS ARE CORRECTED AND THEN REPEATED AT A LATER DATE, THE VIOLATIONS MAY BE BROUGHT BEFORE THE CODE ENFORCEMENT BOARD FOR HEARING, EVEN IF THE REPEAT VIOLATIONS HAVE BEEN CORRECTED PRIOR TO THE BOARD HEARING. REPEAT VIOLATIONS MAY BE FINED UP TO \$500.00 PER DAY.

DONE AND ORDERED THIS 20th DAY OF AUGUST 2026.

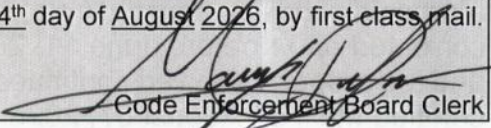
Attest:


Code Enforcement Board Clerk


Chair Joe Bandur

CERTIFICATION OF MAILING

I HEREBY CERTIFY that a true and correct copy of this ORDER REQUIRING COMPLAINEE, pursuant to Chapter 7, of the City Code of Ocoee, Florida, was furnished to AM Property Development And Holdings Corp at 1808 Pitman Ave Bronx, NY 10466-1910, this 24th day of August 2026, by first class mail.


Code Enforcement Board Clerk

ALERT: IMPACTS FROM HURRICANE LOWELL IN HAWAII AND TROPICAL STORMS OFF THE C...

Tracking Number:

9589071052704032150570

Remove X

Copy

Schedule a Redelivery

Latest Update

This is a reminder to arrange for redelivery of your item before September 11, 2026 or your item will be returned on September 12, 2026. You may arrange redelivery by using the Schedule a Redelivery feature on this page or may pick up the item at the Post Office indicated on the notice.

Get More Out of USPS Tracking:
USPS Tracking Plus®

- Delivery Attempt: Action Needed

Reminder to Schedule Redelivery of your item before September 11, 2026

September 2, 2026
- Notice Left (No Authorized Recipient Available)

BRONX, NY 10466

August 28, 2026 11:14 AM
- See All Tracking History

What Do USPS Tracking Statuses Mean?

Text & Email Updates

▼

Schedule Redelivery

▼

Feedback



OCOEE P.D. CODE ENFORCEMENT CASE HISTORY

CASE NUMBER: 2024-04356 **LOCATION/ADDRESS:** 284 N LAKESHORE DR

OBSERVED DATE: 11/21/2024 **COMPLY DATE:** 12/22/2024 **RE-INSPECTION DATE:** 12/23/2024

RESPONDANT NAME(S):
1) MASIH-DAS SAVITRI
2)

VIOLATION(S) CITED: §108-35.

VIOLATION SUMMARY:

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

OFFICER: E. Loeffler

TIMELINE:

11/21/2024	Notice of Violation 9589-0710-5270-0348-8311-96	In Transit	11/27/2024
03/05/2026	Notice of Hearing 9589-0710-5270-3820-8756-26	Meeting Date Delivered	03/19/2026 03/16/2026
03/20/2026	Order Requiring Compliance & Impose 9589-0710-5270-3820-8763-71	Found in Violation on March 19, 2026. Given Until April 18, 2026 , or Fined \$250.00 Per Day, Per Violation. Delivered	03/26/2026

Property Record - 17-22-28-5468-00-002

Orange County Property Appraiser •
http://www.ocpafl.org

Property Summary as of 03/03/2026

Property Name

284 N Lakeshore Dr

Names

Masih-Das Savitri

Municipality

OCO - Ocoee

Property Use

0103 - Single Fam Class Iii

Mailing Address

2125 Stillington St
Orlando, FL 32835-5969

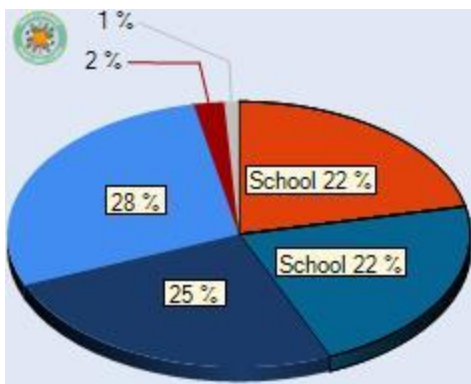
Physical Address

284 N Lakeshore Dr
Ocoee, FL 34761

OR
OR
Code
Code
For
Mobile
Phone



282217546800002 11/08/2006



Value and Taxes

Historical Value and Tax Benefits

Tax Year Values		Land	Building(s)	Feature(s)	Market Value	Assessed Value
2025	 	\$190,855	+	\$183,790	+	\$1,500 = \$376,145 (2.4%) \$287,283 (10%)
2024	 	\$190,855	+	\$175,036	+	\$1,500 = \$367,391 (3.2%) \$261,166 (10%)
2023	 	\$190,855	+	\$163,495	+	\$1,500 = \$355,850 (7.5%) \$237,424 (10%)
2022	 	\$190,855	+	\$138,651	+	\$1,500 = \$331,006 \$215,840

Tax Year Benefits		Tax Savings
2025	 	\$883
2024	 	\$1,056
2023	 	\$1,177
2022	 	\$1,147

2025 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$376,145	\$0	\$376,145	3.2010 (-0.47%)	\$1,204.04	23 %
Public Schools: By Local Board	\$376,145	\$0	\$376,145	3.2480 (0.00%)	\$1,221.72	23 %
Orange County (General)	\$287,283	\$0	\$287,283	4.4347 (0.00%)	\$1,274.01	24 %
City Of Ocoee	\$287,283	\$0	\$287,283	4.9500 (0.00%)	\$1,422.05	27 %
Library - Operating Budget	\$287,283	\$0	\$287,283	0.3748 (0.00%)	\$107.67	2 %
St Johns Water Management District	\$287,283	\$0	\$287,283	0.1793 (0.00%)	\$51.51	1 %
			16.3878		\$5,281.00	

2025 Non-Ad Valorem Assessments

Levyng Authority	Assessment Description	Units	Rate	Assessment
CITY OF OCOEE	OCOEE RES - GARBAGE - (407)905-3100	1.00	\$344.42	\$344.42
CITY OF OCOEE	OCOEE STORM - STORMWATER IMPROVEMENT - (407)905-3100	102.00	\$1.00	\$102.00
CITY OF OCOEE	OCOEE FIRE RESC - N/A - (407)905-3100	3.94	\$139.23	\$274.20
				\$720.62

Property Features

Property Description

MAGUIRES ADDITION TO OCOEE G/10 THE S 80 FT OF N 180 FT OF E 370 FT

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0130 - Sfr - Lake Front	OCO-R-1	1 Units	working...	working...	working...	working...
0100 - Single Family	OCO-R-1	13171 Units	working...	working...	working...	working...

Buildings

Model Code	1 - Single Fam Residence
Type Code	0103 - Single Fam Class Iii
Building Value	working...
Estimated New Cost	working...
Actual Year Built	1950
Beds	3
Baths	1.0
Floors	1
Gross Area	2256 sqft
Living Area	1728 sqft
Exterior Wall	Conc/Cindr
Interior Wall	Plastered

Subarea Description	Sqft	Value
BAS - Base Area	1728	working...
FSP - Finished S	288	working...
UDG - Unfinished	240	working...



Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
FPL1 - Fireplace 1	01/01/1950	1 Unit(s)	working...	working...

Sales

Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
08/09/2000	\$13,100	20000343500	06067 / 0289	Warranty Deed			Improved
08/01/1987	\$100	19872828466	03911 / 3333	Warranty Deed			Improved
11/01/1982	\$45,000	19821859664	03327 / 0043	Warranty Deed			Improved
06/01/1977	\$23,000	19771079602	02765 / 1544	Warranty Deed			Improved
06/01/1976	\$20,000	19760973769	02684 / 0110	Warranty Deed			Improved

Services for Location

TPP Accounts At Location

Account	Market Value	Taxable Value
There are no TPP Accounts associated with this parcel.		

Schools

Ocoee (Elementary)

Principal
Office Phone
Grades

Kandace Goshe
407.877.5027
2023:

Ocoee (Middle School)

Principal
Office Phone
Grades

Cheri Leavitt
407.877.5035
2023:

Utilities/Services

Electric	Duke Energy
Water	Ocoee
Recycling (Tuesday, Friday)	Ocoee
Trash (Friday, Tuesday)	Ocoee
Yard Waste (Friday)	Ocoee

Elected Officials

State Senate	Geraldine F. "Geri" Thompson
School Board Representative	Melissa Byrd
County Commissioner	Christine Moore
US Representative	Daniel Webster
State Representative	Doug Bankson
Orange County Property Appraiser	Amy Mercado













City of Ocoee
150 N. Lakeshore Drive
City of Ocoee, FL 34761
(407) 905-3100
www.ocoe.org

Case # 2024-04356

Notice Date: 11/21/2024

NOTICE OF CODE VIOLATION

Notice of Code Violation Regarding: 284 N LAKESHORE DR, OCOEE, FL 34761

Parcel #: 172228546800002

MASIH-DAS SAVITRI
2125 STILLINGTON ST
ORLANDO FL 32835-5969

YOU ARE NOTIFIED, pursuant to Chapter 7.6 of the Code of Ordinances of the City of Ocoee, that the following violations of the Code of the City of Ocoee have been noted with respect to the property identified above:

Code Violations

Violation Findings	Code Violated	Remedial Actions
UNSAFE - UNSANITARY STRUCTURE. NO OPERATIONAL SANITARY FACILITIES. JUNK, DEBRIS, TRASH LITTERING ENTIRE INTERIOR AND EXTERIOR OF PROPERTY. VIOLATIONS OF THE MINIMUM HOUSING STANDARDS INCLUDING WINDOWS, INTERIOR DOORS, EXTERIOR DOORS, ELECTRICAL, PLUMBING, VENTILATION, CEILINGS, WALLS, WASTE WATER SYSTEM, ROOF AND FLOORING	§ 108-35. - Public nuisances.	DISCONTINUE OCCUPANCY OF STRUCTURE. REMOVE ALL JUNK, DEBRIS, OLD EQUIPMENT ETC. LITTERING PROPERTY AND STRUCTURE. OBTAIN PERMITS FROM THE OCOEE BUILDING DEPARTMENT AND REPAIR STRUCTURE TO MEET CURRENT BUILDING CODES -OR- OBTAIN DEMOLITION PERMIT AND DEMOLISH STRUCTURE TO PREVENT A PUBLIC HEARING, FINES, LIENS AND CITY INITIATED ABATEMENT WITH THE COST RECORDED AS A LIEN AGAINST THE PROPERTY.

Code Violated	Description of Code
§ 108-35. - Public nuisances.	Public nuisances are defined in the definitions of § 108-3 of this Chapter. 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, then the Enforcement Officer or his designee or the Code Enforcement Board is authorized to order the property owner or City agents to repair, remove, secure, vacate or demolish such structures according to procedures outlined herein. These powers are hereby declared to be remedial and essential for the public interest, and it is intended that such powers be liberally construed to effectuate the purposes stated herein. [Amended 9-17-2013 by Ord. No. 2013-013]

The violation(s) was observed by Ed Loeffler, the undersigned, on 11/21/2024.

YOU HAVE UNTIL 12/22/2024 to correct the violation(s) described above to comply with the Code. Failure to comply by this date will result in the commencement of appropriate enforcement action, including a possible fine, not to exceed \$250.00 per day for each day the violation continues past the date set by the Code Enforcement Board for compliance, and in addition, the fine may include costs incurred by the City under certain circumstances. Our intention is not to punish the property owner, but to ensure that it comes into compliance by correcting the violation(s).

The burden rests upon you to request a re-inspection in order to determine whether the property has been brought into compliance.

I certify that a copy hereof has been sent, CERTIFIED MAIL to each address named above on 11/21/2024.

Sincerely,

Name: Ed Loeffler
Title: Code Enforcement Officer
Date: 11/21/2024
Telephone: 407-905-3100 ext 1008



City of Ocoee
150 N. Lakeshore Drive
City of Ocoee, FL 34761
(407) 905-3100
www.ocoe.org

Case # 2024-04356

Notice Date: 11/21/2024

NOTICE OF CODE VIOLATION

Notice of Code Violation Regarding: 284 N LAKESHORE DR, OCOEE, FL 34761

Parcel #: 172228546800002

MASIH-DAS SAVITRI
2125 STILLINGTON ST
ORLANDO FL 32835-5969

YOU ARE NOTIFIED, pursuant to Chapter 7.6 of the Code of Ordinances of the City of Ocoee, that the following violations of the Code of the City of Ocoee have been noted with respect to the property identified above:

Code Violations

Violation Findings	Code Violated	Remedial Actions
UNSAFE - UNSANITARY STRUCTURE. NO OPERATIONAL SANITARY FACILITIES. JUNK, DEBRIS, TRASH LITTERING ENTIRE INTERIOR AND EXTERIOR OF PROPERTY. VIOLATIONS OF THE MINIMUM HOUSING STANDARDS INCLUDING WINDOWS, INTERIOR DOORS, EXTERIOR DOORS, ELECTRICAL, PLUMBING, VENTILATION, CEILINGS, WALLS, WASTE WATER SYSTEM, ROOF AND FLOORING	§ 108-35. - Public nuisances.	DISCONTINUE OCCUPANCY OF STRUCTURE. REMOVE ALL JUNK, DEBRIS, OLD EQUIPMENT ETC. LITTERING PROPERTY AND STRUCTURE. OBTAIN PERMITS FROM THE OCOEE BUILDING DEPARTMENT AND REPAIR STRUCTURE TO MEET CURRENT BUILDING CODES -OR- OBTAIN DEMOLITION PERMIT AND DEMOLISH STRUCTURE TO PREVENT A PUBLIC HEARING, FINES, LIENS AND CITY INITIATED ABATEMENT WITH THE COST RECORDED AS A LIEN AGAINST THE PROPERTY.

Code Violated	Description of Code
§ 108-35. - Public nuisances.	Public nuisances are defined in the definitions of § 108-3 of this Chapter. 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, then the Enforcement Officer or his designee or the Code Enforcement Board is authorized to order the property owner or City agents to repair, remove, secure, vacate or demolish such structures according to procedures outlined herein. These powers are hereby declared to be remedial and essential for the public interest, and it is intended that such powers be liberally construed to effectuate the purposes stated herein. [Amended 9-17-2013 by Ord. No. 2013-013]

The violation(s) was observed by Ed Loeffler, the undersigned, on 11/21/2024.

YOU HAVE UNTIL 12/22/2024 to correct the violation(s) described above to comply with the Code. Failure to comply by this date will result in the commencement of appropriate enforcement action, including a possible fine, not to exceed \$250.00 per day for each day the violation continues past the date set by the Code Enforcement Board for compliance, and in addition, the fine may include costs incurred by the City under certain circumstances. Our intention is not to punish the property owner, but to ensure that it comes into compliance by correcting the violation(s).

The burden rests upon you to request a re-inspection in order to determine whether the property has been brought into compliance.

I certify that a copy hereof has been sent, PROPERTY POSTING to each address named above on 11/21/2024.

Sincerely,

Name: Ed Loeffler
Title: Code Enforcement Officer
Date: 11/21/2024
Telephone: 407-905-3100 ext 1008

9589 0710 5270 0348 8311 96

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

24-43561 NW

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage \$

Total Postage and Fees \$

Sent To **MASIH-DAS SAVITRI**

Street and Apt. No., or PO Box No. **2925 STILLINGTON ST**

City, State, ZIP+4[®] **ORLANDO, FL 32835**

Postmark Here **NOV 21 2024**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

ALERT: IMPACTS FROM SNOW AND BLIZZARD CONDITIONS IN THE GREAT LAKES REGION O...

Tracking Number:

9589071052700348831196

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Latest Update

Your package is moving within the USPS network and is on track to be delivered to its final destination. It is currently in transit to the next facility.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Out for Delivery

Preparing for Delivery

Moving Through Network

In Transit to Next Facility

November 27, 2024

Departed USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER

November 21, 2024, 8:46 pm

See All Tracking History

Feedback

What Do USPS Tracking Statuses Mean? (<https://faq.usps.com/s/article/Where-is-my-package>)

Text & Email Updates

▼

USPS Tracking Plus®



Product Information



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Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs



CITY OF OCOEE, FLORIDA
CODE ENFORCEMENT

Case #: 2024-04356
Parcel ID: 172228546800002
Address: 284 N LAKESHORE DR

CITY OF OCOEE,
Petitioner

MASIH-DAS SAVITRI,
Respondent

NOTICE OF HEARING

TO: MASIH-DAS SAVITRI,

YOU ARE NOTIFIED, pursuant to Chapter 7.6 of the Code of Ordinances of the City of Ocoee, that a public hearing will be conducted in the above-styled action, pending and undetermined by the Code Enforcement Board of the City of Ocoee, on **2/19/2026 07:00:00 PM in the Ocoee Commission Chambers, 1 N Bluford Ave, Ocoee, Florida.**

The City will present testimony in evidence at this public hearing and request such orders as are supported by that testimony and the evidence pertaining to the attached Statement of Violations.

You have the right to appear in person, the right to present evidence relevant to the matter under consideration by the Board or Special Magistrate, the right to subpoena witnesses to testify at the hearing, and the right to be represented by legal counsel of your own choosing at your own expense.

Please Note:

- The case may still be presented if the violation(s) are corrected but recurs prior to the hearing.
- The case may still be presented, for future repeat violation, if the violation(s) are corrected prior to the hearing but were not corrected by the time specified for correction by the Code Inspector.
- If this is a repeat violation, the case may still be presented for fine even if the violation(s) are corrected prior to the hearing.
- If the violation(s) are considered to be irreparable or irreversible in nature, the case may still be presented for fine even if the violation(s) are corrected prior to the hearing.

If a person decides to appeal any decision made with respect to any matter considered at the hearing, such person will need a record of the proceedings, and for such purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Please govern yourself accordingly.

Dated: 03/05/2026

Clerk of the Board
MAIYA DECRUIZ



CITY OF OCOEE, FLORIDA
CODE ENFORCEMENT

Case #: 2024-04356
Parcel ID: 172228546800002
Address: 284 N LAKESHORE DR

CITY OF OCOEE,
Petitioner

MASIH-DAS SAVITRI,
Respondent

STATEMENT OF VIOLATIONS

Pursuant to the Chapter 7.6 of the Code of Ordinances of the City of Ocoee, the undersigned Code Enforcement Officer states the following with respect to certain violation(s) of the Code of the City of Ocoee, Florida, and hereby requests a public hearing before the Code Enforcement Board of the City of Ocoee:

1. Name and address of owner/person in charge of location where violation(s) existed:

MASIH-DAS SAVITRI
2125 STILLINGTON ST
ORLANDO FL 32835-5969

2. Location/address where violation(s) existed: 284 N LAKESHORE DR

Description of violation(s):

Violation Findings	Code Violated	Remedial Actions
Unsafe - Unsanitary Structure. No Operational Sanitary Facilities. Junk, Debris, Trash Littering Entire Interior and Exterior of Property. Violations Of the Minimum Housing Standards Including Windows, Interior Doors, Exterior Doors, Electrical, Plumbing, Ventilation, Ceilings, Walls, Wastewater System, Roof and Flooring	§ 108-35. - PUBLIC NUISANCES.	Discontinue Occupancy Of Structure. Remove All Junk, Debris, Old Equipment Etc. Littering Property and Structure. Obtain Permits from the Ocoee Building Department and Repair Structure to Meet Current Building Codes -Or- Obtain Demolition Permit and Demolish Structure to Prevent a Public Hearing, Fines, Liens and City Initiated Abatement with The Cost Recorded as A Lien Against the Property.

Code Violated	Description of Code
§ 108-35. - PUBLIC NUISANCES.	Public Nuisances Are Defined in the Definitions Of § 108-3 Of This Chapter. 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, Then The Enforcement Officer Or His Designee Or The Code Enforcement Board Is Authorized To Order The Property Owner Or City Agents To Repair, Remove, Secure, Vacate Or Demolish Such Structures According To Procedures Outlined Herein. These Powers Are Hereby Declared To Be Remedial and Essential for Public Interest, And It Is Intended That Such Powers Be Liberally Construed to Effectuate the Purposes Stated Herein. [Amended 9-17-2013 By Ord. No. 2013-013]

The violation(s) was observed by Ed Loeffler, the undersigned, on 11/21/2024.

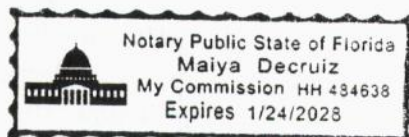
The property was re-inspected on 12/23/2024 with the following results: Non-Compliant.

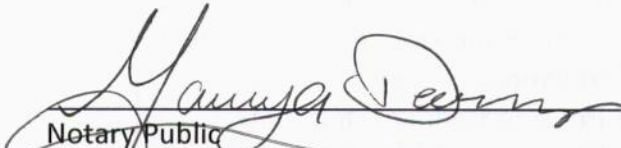
Based on the foregoing, I certify that the violation(s) described above has existed or has been repeated, and that the violation(s) should be referred to the Code Enforcement Board for a Public Hearing.

Signature: 
Printed Name: Ed Loeffler
Title: Code Enforcement Officer
Date: 03/05/2026
Telephone: 407-209-8913

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 05th day of March 2026 by Ed Loeffler as Code Enforcement Officer of City of Ocoee, who is personally known to me.




Notary Public
My Commission expires: 1-24-2028

9589 0710 5270 3820 8756 26

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FAQs

**CITY OF OCOEE, FLORIDA
CODE ENFORCEMENT BOARD**

CASE NO.: 2024-04356

**CITY OF OCOEE,
Petitioner,**

vs.

**MASIH-DAS SAVITRI,
Respondent(s)**

Property Address: 284 N Lakeshore Dr

Property Legal: Maguires Addition To Ocoee G/10 The S 80 Ft Of N
180 Ft Of E 370 Ft

Property Parcel ID: 17-22-28- 5468-00-002

ORDER REQUIRING COMPLIANCE & IMPOSING

THIS CAUSE came for public hearing before the Ocoee Code Enforcement Board on March 19, 2026, after due notice to the Respondent, and the Board, having heard testimony under oath, received evidence, and heard argument, thereupon issues its Findings of Fact, Conclusions of Law, and Order, as follows:

I. FINDINGS OF FACT:

The Respondent, Masih-Das Savitri, is the owner of the real property, located at 284 N Lakeshore Dr., Ocoee, FL 34761, having Parcel ID Number 17-22-28- 5468-00-002.

On November 21, 2024, the Respondent was first observed to be in violation of the City Code of Ocoee, Florida, in that the Respondent had an unsafe, unsanitary structure with junk, debris, and trash littering the property. in addition, multiple minimum housing code violation including windows, doors, electrical, plumbing, ventilations, ceilings, walls, wastewater and flooring. The applicable City Code Provision is:

- Section 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

The Respondent was sent notice, by certified mail, on November 21, 2024, that the aforesaid condition constituted a violation of the City Code of Ocoee, Florida, and was to be corrected on or before December 22, 2024. The property was re-inspected on December 23, 2024, and the property showed continued non-compliance. The Respondent was sent notice, by certified mail, on March 05, 2026, of this hearing date.

Sworn testimony provided by Code Officer Loeffler and photographs and documents introduce into evidence demonstrated that alleged violation(s) did, in fact, exist, as November 21, 2024, and continues as noted below:

§ 108-35. ☐ Compliant _____ ☒ continues through March 19, 2026,

II. CONCLUSIONS OF LAW:

The Respondent, Masih-Das Savitri, by reason of the foregoing, was found in violation of the City Code of Ocoee, Florida as of March 19, 2026, for all above noted ordinances not marked compliant and is subject to the enforcement provisions of Chapter 7 of the City Code of Ocoee, Florida.

III. ORDER:

The Code Enforcement Board Hereby Orders the property to come into compliance by April 15, 2026, or thereafter be fined \$ 250.00 per day, per violation. The fines shall continue to accrue until the property comes into compliance. The applicable violations are:

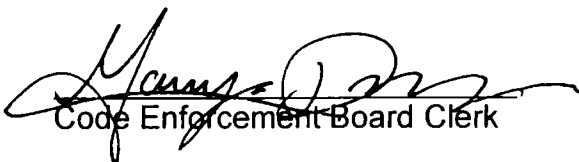
☒ § 108-35.

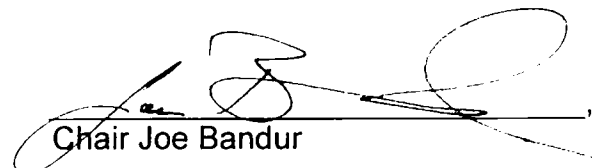
The appeal of any Party shall be to the Circuit Court of Orange County and shall commence within thirty (30) days of the date this Order is filed with the City Clerk.

IN THE EVENT THE VIOLATIONS ARE CORRECTED AND THEN REPEATED AT A LATER DATE, THE VIOLATIONS MAY BE BROUGHT BEFORE THE CODE ENFORCEMENT BOARD FOR HEARING, EVEN IF THE REPEAT VIOLATIONS HAVE BEEN CORRECTED PRIOR TO THE BOARD HEARING. REPEAT VIOLATIONS MAY BE FINED UP TO \$500.00 PER DAY.

DONE AND ORDERED THIS 19th DAY OF MARCH 2026.

Attest:


Code Enforcement Board Clerk

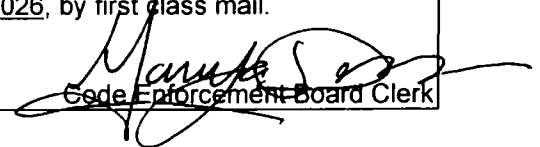

Chair Joe Bandur

CERTIFICATION OF MAILING

I HEREBY CERTIFY that a true and correct copy of this ORDER REQUIRING COMPLIANCE & IMPOSING, pursuant to Chapter 7, of the City Code of Ocoee, Florida, was furnished to Masih-Das Savitri at 2125 Stillington St Orlando, FL 32835-5969, this 20TH day of March 2026, by first class mail.

STATE OF FLORIDA, COUNTY OF ORANGE
I HEREBY CERTIFY that this document, as filed above,
is a true and correct copy of the original public record
filed in this office of the City of Ocoee, and that I am
authorized to make this certification.

DATE: 03/24/26 By Vittoria Love
Deputy City Clerk


Code Enforcement Board Clerk

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