



OCOEE CODE ENFORCEMENT BOARD

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

June 27, 2023

AGENDA

7:00 PM

REGULAR CODE ENFORCEMENT BOARD MEETING

• CALL TO ORDER

Invocation

Pledge of Allegiance

Roll Call and Determination of Quorum

Swearing of Officers/Witnesses

• CONSENT AGENDA

All matters listed under the consent agenda are considered to be routine by the code enforcement board and will be acted upon by one motion. There will be no separate discussion of these items unless discussion is desired by a member of the board, in which case the chairman will instruct the board clerk to remove the item from the consent agenda and such item will be considered separately.

A. **APPROVAL OF MEETING MINUTES**

B. **DISMISSED OR IN COMPLIANCE**
None.

C. **ORDER OF CONTINUANCE**
None.

• PUBLIC COMMENTS

• HEARINGS ON STATEMENT OF VIOLATIONS PURSUANT TO NOTICES OF HEARING

Case Number	Location	Respondent
2023-01081 OFFICER LOEFFLER	1246 RUSSELL DR	THOMAS & KIM MONKS
2023-01083 OFFICER LOEFFLER	1004 ALDANE CT	HOBART BARBARA ANNE
2023-01131 OFFICER LOEFFLER	916 MARLENE DR	RICHARD MICHELLE

• CASE RESOLUTION

Case Number	Location	Respondent
2022-00765 OFFICER DIAZ	106 LYLE ST	JANE P GONZALES

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2022-00865 OFFICER RODRIGUEZ	801 SULLIVAN AVE	LORI LYNN MEYER LARRY MEYER
2022-00880 OFFICER RODRIGUEZ	830 HAMMOCKS DR	EDNA B LANEY REVOCABLE TRUST
2023-00065 OFFICER RODRIGUEZ	1205 FLEWLLING AVE	YS AVON SFR III PROPCO LLC
2023-00110 OFFICER LOEFFLER	476 LITTLE ROCK ST	EDWARD WALLS

• 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
April 25, 2023

I. CALL TO ORDER

Chair Odom called the Code Enforcement Board regular meeting to order at 7:01 p.m. in the Commission Chambers of City Hall located at 1 N Bluford Ave, Ocoee, Florida.

- A. INVOCATION: **Member Brennan** initiated the moment of silence.
- B. PLEDGE OF ALLEGIANCE: **Member Lewis** led the Board in the Pledge of Allegiance to the U.S. flag.
- C. ROLL CALL AND DETERMINATION OF QUORUM: **Code Enforcement Clerk Mieras** performed roll call and declared a quorum (4) present.

PRESENT: Chair Odom & Members: Bandur, Lewis, & Brennan

Also present: Board Attorney Skip Fowler, Acting Support Services Director Doug Gaines, Code Enforcement Clerk Justin Mieras, and Code Enforcement Officer Rodriguez & Loeffler.

ABSENT: Members Mann and Schultz

- D. SWEARING OF OFFICERS / WITNESSES: **Code Enforcement Clerk Mieras** administered the oath to the Code Enforcement Officers and to anyone intending to speak regarding a case.

II. CONSENT AGENDA

ALL MATTERS LISTED UNDER THE CONSENT AGENDA ARE CONSIDERED TO BE ROUTINE BY THE CODE ENFORCEMENT BOARD AND WILL BE ACTED UPON BY ONE MOTION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS DISCUSSION IS DESIRED BY A MEMBER OF THE BOARD, IN WHICH CASE THE CHAIRMAN WILL INSTRUCT THE BOARD CLERK TO REMOVE THE ITEM FROM THE CONSENT AGENDA AND SUCH ITEM WILL BE CONSIDERED SEPARATELY.

- A. MINUTES: February 28, 2023, Code Enforcement Board Meeting.
- B. DISMISSAL OR COMPLIANCE: **Acting Support Services Director Doug Gaines** presented the dismissals and compliances.

CASE NO 2023-00090

OFFICER RODRIGUEZ	412 E LAKESHORE DR	ROBERT W PAICE VIRGINIA M PAICE
Dismissed		

CASE NO 2023-00138

OFFICER RODRIGUEZ	508 WATER WAY CT	BERNARD I BRAYER
Dismissed		

- C. ORDER OF CONTINUANCE:
None.

Member Bandur, seconded by Member Lewis, moved that the consent agenda be accepted as presented. Motion carried unanimously.

III. COMMENTS FROM CITIZENS

None.

IV. HEARINGS ON STATEMENT OF VIOLATIONS PURSUANT TO NOTICES OF HEARINGS

CASE NO 2022-00880

OFFICER RODRIGUEZ	830 HAMMOCKS DR	EDNA B LANEY REVOCABLE TRUST
Violation Cited: §165-4.A.&B.(1)(a). Summary: §165-4.A.&B.(1)(a). – 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. It shall be prima facie evidence that a motor vehicle is non-operating 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.		

Observation:

§ 165-4.A.&B.(1)(a). – Untagged Vehicle Parked On The Property

Officer Rodriguez presented the case and gave its history. She further explained that as of April 25, 2023, the property is still in non-compliance. The City asked for an Order of Compliance by June 26, 2023, or thereafter to be fined \$50.00 per day until found in compliance.

Respondent Victoria Laney explained the vehicle's owner is ill and cannot move or register the vehicle. She has been working to get the vehicle sold for the owner but has been unsuccessful so far. The respondent further provided an email from FLHSMV and argued the State of Florida does not require this vehicle to be registered so the City of Ocoee should not either.

Board Attorney Skip Fowler explained the respondent cited the State's position accurately but the City is allowed to have and has additional requirements. Further Discussion Ensued

Member Bandur, seconded by Member Brennan, moved that in Case #2022-00880, the respondent be found in violation as cited as of January 01, 2023, and be given until June 26, 2023, to come into compliance or be fined \$20.00 per day, until found in compliance. Motion carried unanimously.

CASE NO 2023-00065

OFFICER RODRIGUEZ	1205 FLEWLLING AVE	YS AVON SFR III PROPCO LLC
Violation Cited: §108-19.A. Summary: §108-19.A. – Every plumbing fixture and water and waste pipe shall be properly installed and maintained in good sanitary working condition, free from defects, leaks and obstructions.		

Observation:

§108-19.A. – Leaks In The Bathroom Area

Officer Rodriguez presented the case and gave its history. She further explained that as of April 25, 2023, the property is still in non-compliance. The City asked for an Order of Compliance by June 26, 2023, or thereafter to be fined \$75.00 per day, until found in compliance.

Respondent Phyllis Teresi representing Home Rivers Group, the maintenance team for this property owner, explained the tenant would not provide access to the home initially. She explains they have now had access and shared the quotes for the planned repairs once the City approves the permit.

Member Bandur, seconded by Member Lewis, moved that in Case #2023-00065, the respondent be found in violation as cited as of February 15, 2023, and be given until June 26, 2023, to come into compliance or be fined \$75.00 per day, until found in compliance. Motion carried unanimously.

CASE NO 2023-00110

OFFICER LOEFFLER	476 LITTLE ROCK ST	EDWARD WALLS
Violation Cited: §51-13., §108-24.D., & §143-27.A.		
Summary: § 51-13. – It shall be a violation to do work related to construction without first obtaining a permit. §108-24.D. – prohibits use of a residential property for the storage of any abandoned motor vehicle, ice box, refrigerator, stove, glass, building material, building rubbish or similar items §143-27.A. – requires garbage carts to be placed on side yards or rear yards and screened from view to the extent practicable during non-pickup times.		

Observation:

§51-13. – Side Of House Lean-To Structure Not Permitted And In Violation Of Set-Back Requirements.
§108-24.D. – Property Littered With Junk, Debris, Tires, Scrap, Chained Tires, 55gal Burn Barrel, Rubble Etc.
§143-27.A. – Waste Cans Stored In Prohibited Location.

Officer Loeffler presented the case and gave its history. He further explained that as of April 25, 2023, the property is still in non-compliance of section 51-13. only. The City asked for an Order of Compliance by the date to be determined by the board, or thereafter to be fined \$25.00 per day, until found in compliance.

Member Bandur, seconded by Member Brennan, moved that in Case #2023-00110, the respondent be found in violation as cited as of March 09, 2023, that the respondent be found in compliance with no fines assessed for code sections 108-24.D. & 143-27.A., and for code 51-13. the respondent be given until June 26, 2023, to come into compliance or be fined \$25.00 per day, until found in compliance. Motion carried unanimously.

V. CASE RESOLUTION

CASE NO 2022-00909

OFFICER LOEFFLER	1984 CASABA COVE AVE	BRADLEY DEBORAH BENITA
Violation Cited: § 51-13.		
Summary: § 51-13. – It shall be a violation to do work related to construction without first obtaining a permit.		

Observation:

§ 51-13. – Large Shed / Accessory Structure Delivered and Installed in Back Yard W/O Required Permit.

Officer Loeffler explained that as of April 25, 2023, the property is in compliance. No further action requested.

VI. COMMENTS

Clerk Mieras reminded the Board about the upcoming Volunteer Appreciation Dinner and relayed a message from Member Mann concerning his absence.

Meeting adjourned at 8:08 p.m.

ATTEST:

APPROVED:

Justin Mieras, Code Enforcement Clerk

Valerie Odom, Chair