

CITY OF OCOEE
Code Enforcement Board
July 25, 2023

CALL TO ORDER

Chair Odom called the Code Enforcement Board regular meeting to order at 7:00 p.m. in the Commission Chambers of City Hall located at 1 N Bluford Ave, Ocoee, Florida.

INVOCATION: **Member Schultz** initiated the moment of silence.

PLEDGE OF ALLEGIANCE: **Member Lewis** led the Board in the Pledge of Allegiance to the U.S. flag.

ROLL CALL AND DETERMINATION OF QUORUM: **Code Enforcement Clerk Mieras** performed roll call and declared a quorum (4) present.

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

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

ABSENT: Member Mann

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.

CONSENT AGENDA

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

A. **MINUTES:** June 27, 2023, Code Enforcement Board Meeting.

B. **DISMISSAL OR COMPLIANCE:** **Assistant Support Services Director Doug Gaines** presented the dismissals and compliances.

CASE NO 2023-00782

OFFICER RODRIGUEZ	421 VANDERGRIFT DR	TAH 2017-1 BORROWER LLC
Property in Compliance		

CASE NO 2023-00956

OFFICER LOEFFLER	100 MOBILE LN	ANTONIO HERRERA
Property in Compliance		

CASE NO 2023-01140

OFFICER DIAZ	332 COVERED BRIDGE DR	BETHANY C DUNN
Property in Compliance		

CASE NO 2023-01188

OFFICER RODRIGUEZ	1202 CENTER ST	RICHARD MENDOZA
Property in Compliance		

CASE NO 2023-01194

OFFICER LOEFFLER	1206 WILLOW CREEK RD	1206 WILLOW CREEK LAND TRUST C/O TRSTE LLC TRUSTEE
Property in Compliance		

CASE NO 2023-01520

OFFICER LOEFFLER	711 RUSSELL DR	LONG PATRICK JAMES
Property in Compliance		

CASE NO 2023-01691

OFFICER LOEFFLER	706 MALCOM RD	JESES MANZANO
Property in Compliance		

- C. ORDER OF CONTINUANCE:
None.

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

COMMENTS FROM CITIZENS

None.

HEARINGS ON STATEMENT OF VIOLATIONS PURSUANT TO NOTICES OF HEARINGS**CASE NO 2023-00286**

OFFICER LOEFFLER	1885 LESLIE ANN LN	FLORES JOSE DE JESUS
Violation Cited: §6-4.H.(6)(b), §51-13., §108-24.D., & §168-6.B.(1) Summary: §6-4.H.(6)(b) – Trailers of all types shall not be parked or stored for more than 48 hours in a residential district unless it is located behind the front yard building line and screened with a six-foot high opaque fence with gate. § 51-13. – It shall be a violation to do work related to construction without first obtaining a permit. § 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. § 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:

§ 6-4.H.(6)(b) – Trailer Parked / Stored Prohibited Location

§ 51-13. – Rear Room Addition In-Progress No Permit Issued.

§ 108-24.D. – Misc. Junk, Trash, Debris Littering Property (Paper Cups, Aluminum Cans, Tools Etc.)

§ 168-6.B.(1) – Vehicles Parked on Non-Surfaced Dirt Areas of the Front Yard.

Officer Loeffler presented the case and gave its history. He further explained that as of July 25, 2023, the property is still in non-compliance for 51-13. only. The City asked for an Order of Compliance by August 21, 2023, or thereafter to be fined \$50.00 per day until found in compliance.

Member Bandur, seconded by Member Lewis, moved that in Case #2023-00286, the respondent be found in violation of 51.13 only as of April 13, 2023, and be given until August 21, 2023, to come into compliance or be fined \$50.00 per day, until found in compliance. Motion carried unanimously.

CASE NO 2023-00846

OFFICER TOBE	2151 EL MARRA DR	CRAIG H & JENNIFER M VIDLER
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. – Block wall under construction at rear of house.

Officer Tobe presented the case and gave its history. He further explained that as of July 25, 2023, the property is still in non-compliance. The City asked for an Order of Compliance by August 09, 2023, or thereafter to be fined \$50.00 per day until found in compliance.

Member Bandur, seconded by Member Lewis, moved that in Case #2023-00846, the respondent be found in violation as cited as of June 08, 2023, and be given until August 09, 2023, to come into compliance or be fined \$50.00 per day until found in compliance. Motion carried unanimously.

CASE NO 2023-01049

OFFICER LOEFFLER	100 LYLE ST	CLAY DARRELL W LIFE ESTATE 1/2 INT REM: CLAY FAMILY TRUST CLAY JEFFERY D 1/2 INT
Violation Cited: §108-7., §108-24.D., §108-35., & § 115-3.A.(3)		
Summary: § 108-7. – All buildings or structures, both existing and new, and all parts thereof shall be maintained in a safe and sanitary condition. All devices or safeguards which are required by the Minimum Standards Codes in a building when erected, altered or repaired shall be maintained in good working order. § 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.		

§ 108-35. – When structures degenerate to the extent that repair, removal, securing or demolition is necessary for the public health, safety and welfare, then 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.

§ 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:

§ 108-7. – Required Building Maintenance Neglected Not Maintained in Good Working Order; Rotted/Sinking Floors. Leaning Walls. Unsanitary Conditions Throughout. Kitchen Counter and Sink Collapsing Falling Through Flooring. All Windows Blocked by Debris and Structural Issues. Exposed/Bare Wiring. Hot Water Tank Leaning on Side Falling Through Flooring. Dirt, Grime, Fecal Matter. Broken Windows, Broken Doors, Broken Door Hardware and Frames. No Ventilation; Mold, Dust Dampness. Uninhabitable for Human Occupancy. Unsafe Unsanitary Structure. Severe Public Nuisance. Property Littered with Extreme Junk, Trash, Debris. Structure Full of Extreme Amounts Junk and Debris.

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

§ 108-35. – Rotted/Sinking Floors. Leaning Walls. Unsanitary Conditions Throughout. Kitchen Counter and Sink Collapsing Falling Through Flooring. All Windows Blocked by Debris and Structural Issues. Exposed/Bare Wiring. Hot Water Tank Leaning on Side Falling Through Flooring. Dirt, Grime, Fecal Matter. Broken Windows, Broken Doors, Broken Door Hardware and Frames. No Ventilation; Mold, Dust Dampness. Uninhabitable for Human Occupancy. Unsafe Unsanitary Structure. Severe Public Nuisance. Property Littered with Extreme Junk, Trash, Debris. Structure Full of Extreme Amounts Junk and Debris.

§ 115-3.A.(3) – Severe Public Nuisance Condition Affecting the Health Safety and Welfare of Occupants, Neighbors, and The Overall City

Officer Loeffler presented the case and gave its history. He further explained that as of July 25, 2023, the property is still in non-compliance. The City asked for an Order of Compliance by August 09, 2023, or thereafter to be fined \$50.00 per day, per violation, until found in compliance. The City additionally asked for authorization to abate the nuisance.

Member Bandur, seconded by Member Schultz, moved that in Case #2023-01049, the respondent be found in violation as cited as of June 29, 2023, and be given until August 09, 2023, to come into compliance or be fined \$50.00 per day, per violation, until found in compliance. The City is additionally authorized, if the property becomes vacant, to abate the nuisance and assess the abatement cost to the lien. Motion carried unanimously.

CASE NO 2023-01281

OFFICER LOEFFLER	12 LAFAYETTE ST	PHILLIP HICKS
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. – Formerly Open Screen Patio Area Converted to Enclosed Room W/O Required Permit

Officer Loeffler presented the case and gave its history. He further explained that as of July 25, 2023, the property is still in non-compliance. The City asked for an Order of Compliance by August 21, 2023, or thereafter to be fined \$50.00 per day until found in compliance.

Member Bandur, seconded by Member Schultz, moved that in Case #2023-01281, the respondent be found in violation as cited as of June 22, 2023, and be given until August 21, 2023, to come into compliance or be fined \$50.00 per day until found in compliance. Motion carried unanimously.

CASE RESOLUTION

CASE NO 2023-00065

OFFICER RODRIGUEZ	1205 FLEWELLING 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

Assistant Support Services Director Doug Gaines explained that as of July 25, 2023, the property is in compliance. No further action requested.

CASE NO 2023-01081

OFFICER LOEFFLER	1246 RUSSELL DR	THOMAS & KIM MONKS
Violation Cited: §6-4.H.(6)(b), §51-13., & §115-3.A.(3) Summary: §6-4.H.(6)(b) – Trailers of all types shall not be parked or stored for more than 48 hours in a residential district unless it is located behind the front yard building line and screened with a six-foot high opaque fence with gate. §51-13. – It shall be a violation to do work related to construction without first obtaining a permit. §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:

§ 6-4.H.(6)(b) – Trailer (Boat) Parked / Stored Prohibited Location

§ 51-13. – Metal Shed / Storage Building (Front Drive Way) Without Required Permit.

§ 115-3.A.(3). – Tall Weeds and Grass with Piles of Junk, Debris, Dead Limbs.

Officer Loeffler explained that as of July 25, 2023, the property is still in non-compliance. The City asked for an Order Imposing Fine.

Member Bandur, seconded by Member Lewis, moved that in Case #2023-01081, the Board imposes fines as of July 13, 2023, as previously set by this Board. 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 explained that as of July 25, 2023, the property is in compliance. No further action requested.

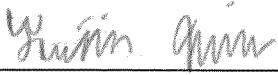
COMMENTS

The Board welcomed Member Smalldon.

Clerk Mieras announced the Board's Regular Member positions are full and the Board has two vacancies for Alternate Members. He briefly explained how Alternate Members work.

Meeting adjourned at 7:35 p.m.

ATTEST:


Justin Mieras, Code Enforcement Clerk

APPROVED:


Valerie Odom, Chair