

CITY OF OCOEE
Code Enforcement Board
September 26, 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 Smalldon** 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: Bandur, Lewis, Mann & Smalldon. Member Schultz arrived 7:06 p.m.

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

ABSENT: Member Brennan

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:** July 25, 2023, Code Enforcement Board Meeting.

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

CASE NO 2023-01530

OFFICER DIAZ	15 PINE KEY CT	BARRAGAN ROSENDO BARRAGAN LUIS A
Property in Compliance		

CASE NO 2023-01540

OFFICER DIAZ	92 DEER KEY CT	ZIMMERMAN-EVANS BEATRIZ A ESTATE
Property in Compliance		

CASE NO 2023-01578

OFFICER DIAZ	122 S CIRCLE KEY DR	MENDOZA JAVIER MENDOZA MARIA
Property in Compliance		

CASE NO 2023-01583

OFFICER DIAZ	107 E CIRCLE KEY DR	VALDOVINOS JOSE MANUAL VALDOVINOS MARIA CARMEN
Property in Compliance		

CASE NO 2023-01597

OFFICER DIAZ	40 EAGLE KEY CT	RPMLLC
Property in Compliance		

CASE NO 2023-01613

OFFICER LOEFFLER	1008 WYOMING CT	FITZGERALD-DELAROSA TARA NICOLE
Property in Compliance		

CASE NO 2023-01710

OFFICER DIAZ	1 ROSEBERRY CT	ARMAS HERNAN LIFE ESTATE REM: SILVIA ARMAS REM: WILLIAM ARMAS REM: ROXANA VINUEZA REM: BRENDA VARGAS REM: EDWIN ARMAS
Property in Compliance		

CASE NO 2023-02120

OFFICER DIAZ	9 W CIRCLE KEY DR	RODRIGUEZ FERNANDO RODRIGUEZ MARI
Property in Compliance		

CASE NO 2023-02310

OFFICER DIAZ	615 BANDERAS AVE	THOMAS JOEL DEWAYNE
Property in Compliance		

CASE NO 2023-02395

OFFICER LOEFFLER	1001 DOREEN AVE	RODRIGUEZ ERNESTO
Property in Compliance		

CASE NO 2023-02526

OFFICER DIAZ	98 E CIRCLE KEY DR	RODRIQUES DIAZ FELIPE CARAPIQ SANCHEZ LETICIA
Property in Compliance		

CASE NO 2023-02530

OFFICER DIAZ	146 E CIRCLE KEY DR	FLORES ELIZABETH
Property in Compliance		

C. ORDER OF CONTINUANCE:

CASE NO 2023-00209

OFFICER TOBE	2146 TWISTED PINE RD	STEPHENS GLORIA STRIBLING JOY D
Continued to October 24, 2023		

CASE NO 2023-01308

OFFICER LOEFFLER	609 N LAKEWOOD AVE	MCCLOSKEY MARION
Continued to October 24, 2023		

CASE NO 2023-01865

OFFICER LOEFFLER	1603 DOREEN AVE	LAGARDE PAUL SR ESTATE
Continued to October 24, 2023		

Member Bandur, seconded by ***Member Mann***, 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 2023-02469

OFFICER DIAZ	617 BANDERAS AVE	SWH 2017-1 BORROWER LP
Violation Cited: §115-3.B.		
Summary: §115-3.B. – No person shall allow or permit excessive growth, ten inches or more on property owned, of weeds, grass, undergrowth, or other dead or living plant life.		

Observation:

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

Officer Diaz presented the case and gave its history. She further explained that as of September 26, 2023, the property is still in non-compliance. The City asked for an Order of Compliance by October 11, 2023, or thereafter to be fined \$50.00 per day until found in compliance.

Member Bandur, seconded by ***Member Lewis***, moved that in Case #2023-02469, the respondent be found in violation as cited as of September 04, 2023, and be given until October 11, 2023, to come into compliance or be fined \$50.00 per day until found in compliance. Motion carried unanimously.

CASE NO 2023-02566

OFFICER DIAZ	411 S CUMBERLAND AVE	2017-2 IH BORROWER LP
Violation Cited: §115-3.B. & § 165-3.A.		
Summary: § 115-3.B. – No person shall allow or permit excessive growth, ten inches or more on property owned, of weeds, grass, undergrowth, or other dead or living plant life. § 165-3.A. – No person shall keep any abandoned or junk vehicle on any public property or any private property.		

Observation:

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

§ 165-3.A. – Junk Inoperable Vehicle on Property Without A Valid Tag.

Officer Diaz presented the case and gave its history. She further explained that as of September 26, 2023, the property is still in non-compliance. The City asked for an Order of Compliance by October 11, 2023, or thereafter to be fined \$50.00 per day, per violation, until found in compliance.

Member Mann, seconded by **Member Bandur**, moved that in Case #2023-02566, the respondent be found in violation as cited as of September 06, 2023, and be given until October 11, 2023, to come into compliance or be fined \$50.00 per day, per violation, until found in compliance. Motion carried unanimously.

CASE NO 2023-02567

OFFICER DIAZ	402 S CUMBERLAND AVE	2017-1 IH BORROWER L P
Violation Cited: §115-3.B.		
Summary: §115-3.B. – No person shall allow or permit excessive growth, ten inches or more on property owned, of weeds, grass, undergrowth, or other dead or living plant life.		

Observation:

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

Officer Diaz presented the case and gave its history. She further explained that as of September 19, 2023, the property is in non-compliance. The City asked for the respondents to be found in violation from September 11-18, 2023, with no fines assessed.

Discussion ensued.

Member Bandur, seconded by **Member Mann**, moved that in Case #2023-02567, the respondent be found in violation as cited as of September 11, 2023, and be found in compliance as of September 26, 2023, with no fines assessed. Motion carried unanimously.

CASE RESOLUTION**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.

Acting Support Services Director Doug Gaines explained that as of September 26, 2023, the property is still in non-compliance. The City asked for an Order Imposing Fine.

Member Bandur, seconded by **Member Schultz**, moved that in Case #2023-00286, the Board imposes fines as of August 22, 2023, as previously set by this Board. 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.

Acting Support Services Director Doug Gaines explained that as of September 26, 2023, the property is still in non-compliance. The City asked for an Order Imposing Fine.

Member Bandur, seconded by **Member Mann**, moved that in Case #2023-00846, the Board imposes fines as of August 10, 2023, as previously set by this Board. 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

Acting Support Services Director Doug Gaines explained that as of September 26, 2023, the property is still in non-compliance. The City asked for an Order Imposing Fine.

Member Bandur, seconded by Member Mann, moved that in Case #2023-01049, the Board imposes fines as of August 10, 2023, as previously set by this Board. 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

Acting Support Services Director Doug Gaines explained that as of September 26, 2023, the property is still in non-compliance. The City asked for an Order Imposing Fine.

Member Bandur, seconded by Member Mann, moved that in Case #2023-01281, the Board imposes fines as of August 22, 2023, as previously set by this Board. Motion carried unanimously.

COMMENTS

Code Enforcement Clerk Mieras reminded the Board about the need to notify the Clerk with their attendance plans.

Code Enforcement Clerk Mieras noted that the November Meeting is scheduled for the Tuesday after Thanksgiving and asked for consensus to schedule cases for the November meeting or for a vote to cancel the meeting in the event that a quorum is not expected. Discussion ensued.

Consensus of the Board was to add "November Meeting Discussion" to the October Agenda.

Chair Odom made an announcement, stating that she would retire from the Code Enforcement Board at the conclusion of this year's meetings.

Meeting adjourned at 7:50 p.m.

ATTEST:


Justin Mieras, Code Enforcement Clerk

APPROVED:


Valerie Odom, Chair