



OCOEE CODE ENFORCEMENT BOARD

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

January 23, 2024

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

Case Number	Location	Respondent
2023-02250 OFFICER RODRIGUEZ	101 OLYMPUS DR	CHAMPLIN STEPHENSON KAREN MCKEE NATALIE

C. ORDER OF CONTINUANCE

None

• PUBLIC COMMENTS

• HEARINGS ON STATEMENT OF VIOLATIONS PURSUANT TO NOTICES OF HEARING

Case Number	Location	Respondent
2023-00994 OFFICER LOEFFLER	325 SPRINGFOOT CT	BECERRA MIGUEL ANGEL VALDOVINOS
2023-01862 OFFICER LOEFFLER	244 SECURITY CIR	DUNCAN JOHN S DUNCAN SHERRY R
2023-02635 OFFICER LOEFFLER	698 FORTANINI CIR	TOWNS OF WESTYN BAY COMMUNITY ASSOCIATION INC
2023-02774 OFFICER RODRIGUEZ	644 OLYMPIC DR	WEAVER TINA MARIE LOWERY GREGORY M

Regular Code Enforcement Board
January 23, 2024

2023-02819 OFFICER LOEFFLER	1223 BARANOVA RD	SEERAM RAVINDRA SEERAM RUKMANIE
2023-02857 OFFICER LOEFFLER	1109 SABRINA DR	MINHAS INVESTMENTS LLC
2023-02913 OFFICER LOEFFLER	605 SPRING AVE	PICHLER RONALD K
2023-02915 OFFICER LOEFFLER	905 SPRING CREEK DR	KANAGO CONNIE LEE
2023-03093 OFFICER RODRIGUEZ	601 SPRING AVE	CARDICHON STEPHANIA
2023-03138 OFFICER LOEFFLER	2006 KEY LIME ST	JOSEPH ARTHUR J JR
2023-03293 OFFICER LOEFFLER	1701 DOREEN AVE	HERNANDEZ ANA M NEGRETTE DAVID RAFAEL
2023-03371 OFFICER RODRIGUEZ	626 APRICOT DR	HOPKINS LEISA N HOPKINS THOMAS G
2023-03475 OFFICER DIAZ	402 S CUMBERLAND AVE	2017-1 IH BORROWER L P
2023-03483 OFFICER LOEFFLER	2 CROOMIA CT	DORILAS JEAN VOGLY JOSEPH MARIE DORILAS
2023-03656 OFFICER LOEFFLER	1615 MONA AVE	WARD BRUCE A

• CASE RESOLUTION

Case Number	Location	Respondent
2023-00209 OFFICER TOBE	2146 TWISTED PINE RD	STEPHENS GLORIA STRIBLING JOY D
2023-01308 OFFICER LOEFFLER	609 N LAKEWOOD AVE	MCCLOSKEY MARION
2023-01865 OFFICER LOEFFLER	1603 DOREEN AVE	LAGARDE PAUL SR ESTATE

• CHAIR ELECTION

• 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
October 24, 2023

CALL TO ORDER

Chair Odom called the Code Enforcement Board regular meeting to order at 7:03 p.m. in the Commission Chambers of City Hall located at 1 N Bluford Ave, Ocoee, Florida.

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

PLEDGE OF ALLEGIANCE: **Member Schultz** 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, Mann, Brennan, Schultz, & Smalldon.

Also present: Substitute Board Attorney David Tegeler, Acting Support Services Director Doug Gaines, Code Enforcement Clerk Justin Mieras, and Code Enforcement Officer Tobe & Loeffler.

ABSENT: Member Lewis

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: September 26, 2023, Code Enforcement Board Meeting.

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

CASE NO 2023-02268

OFFICER RODRIGUEZ	711 STARKE LAKE CIR	2017-2 IH BORROWER LP
Property in Compliance		

CASE NO 2023-02325

OFFICER RODRIGUEZ	400 S BLUFORD AVE	PHAM LIEN
Property in Compliance		

CASE NO 2023-02648

OFFICER RODRIGUEZ	711 STARKE LAKE CIR	2017-2 IH BORROWER LP
Property in Compliance		

CASE NO 2023-02649

OFFICER RODRIGUEZ	908 ALASKA DR	NELSON THOMAS J NELSON KIMBERLY A
Property in Compliance		

CASE NO 2023-02671

OFFICER DIAZ	267 SAGECREST DR	DEUTSCHE BANK TRUST CO AMERICAS TRUSTEE
Property in Compliance		

CASE NO 2023-02873

OFFICER LOEFFLER	1911 LADY AVE	BARATH LASZIO PARRIS MELISSA
Property in Compliance		

CASE NO 2023-02911

OFFICER DIAZ	27 HARBOR KEY CT	WIGGINS THOMAS CLYDE
Property in Compliance		

CASE NO 2023-02986

OFFICER DIAZ	17 CEDAR KEY CT	MEDINA SANDRA MEDINA SERGIO
Property in Compliance		

C. ORDER OF CONTINUANCE:**CASE NO 2023-02915**

OFFICER LOEFFLER	905 SPRING CREEK DR	KANAGO CONNIE LEE
Continued to Next Meeting		

CASE NO 2023-02250

OFFICER RODRIGUEZ	101 OLYMPUS DR	CHAMPLIN STEPHENSON KAREN MCKEE NATALIE
Continued to Next Meeting		

Member Bandur, seconded by **Member Schultz**, 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 2023-00209

OFFICER TOBE	2146 TWISTED PINE RD	STEPHENS GLORIA STRIBLING JOY D
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. – Working Without Permit.

Officer Tobe presented the case and gave its history. He further explained that as of October 24, 2023, the property is still in non-compliance. The City asked for an Order of Compliance by November 08, 2023, or thereafter to be fined \$25.00 per day until found in compliance.

Member Bandur, seconded by Member Mann, moved that in Case #2023-00209, the respondent be found in violation as cited as of July 18, 2023, and be given until November 08, 2023, to come into compliance or be fined \$25.00 per day until found in compliance. Motion carried unanimously.

CASE NO 2023-01308

OFFICER LOEFFLER	609 N LAKEWOOD AVE	MCCLOSKEY MARION
Violation Cited: § 115-3.A.(3)		
Summary: § 115-3.A.(3) – No person shall allow or allow to remain any Junk or Debris classified as a nuisance or menace to public health, safety and welfare.		

Observation:

§ 115-3.A.(3) – Scattered Junk / Debris Front Yard / Easement. Warning Previously Issued by Sanitation Contractor and City Staff.

Officer Loeffler presented the case and gave its history. He further explained that as of October 24, 2023, the property is still in non-compliance. The City asked for an Order of Compliance by November 08, 2023, or thereafter to be fined \$25.00 per day until found in compliance.

Member Mann, seconded by Member Bandur, moved that in Case #2023-01308, the respondent be found in violation as cited as of July 23, 2023, and be given until November 08, 2023, to come into compliance or be fined \$25.00 per day until found in compliance. Motion carried 5-1 with Member Brennan opposed.

CASE NO 2023-01865

OFFICER LOEFFLER	1603 DOREEN AVE	LAGARDE PAUL SR ESTATE
Violation Cited: § 115-3.B.		
Summary: § 115-3.B. – No person shall allow or permit excessive growth, ten inches or more on property owned, of weeds, grass, undergrowth, or other dead or living plant life.		

Observation:

§ 115-3.B. – Overgrown / Tall Weeds and Grass Rear and Side Yards (Severe)

Officer Loeffler presented the case and gave its history. He further explained that as of October 24, 2023, the property is still in non-compliance. The City asked for an Order of Compliance by November 08, 2023, or thereafter to be fined \$25.00 per day until found in compliance.

Member Bandur, seconded by Member Mann, moved that in Case #2023-01865, the respondent be found in violation as cited as of July 30, 2023, and be given until November 08, 2023, to come into compliance or be fined \$25.00 per day until found in compliance. Motion carried unanimously.

CASE RESOLUTION

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.

Acting Support Services Director Doug Gaines explained that as of October 24, 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 #2023-02469, the Board imposes fines as of October 12, 2023, as previously set by this Board. 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.

Acting Support Services Director Doug Gaines explained that as of October 23, 2023, the property was found in compliance. The Board ordered compliance date was October 11, 2023. The City asked for an Order Imposing Fine of \$1,157.50 for the days in violation of the Board's order.

Member Bandur, seconded by Member Mann, moved that in Case #2023-02566, the Board imposes fines as of October 12, 2023, as previously set by this Board for the days in non-compliance. Motion carried unanimously.

NOVEMBER MEETING DISCUSSION

Member Bandur, seconded by Member Mann, moved to cancel the November 28, 2023, Code Board Meeting. Motion carried unanimously.

BOARD COMMENTS

Chair Odom reaffirmed she will be stepping down from the Code Enforcement Board. **Code Enforcement Clerk Justin Mieras** informed the Board about the voting for the Chair procedures. **“Chair Election”** will be added to the next meeting, January 23, 2024.

Meeting adjourned at 7:36 p.m.

ATTEST:

APPROVED:

Justin Mieras, Code Enforcement Clerk

Joe Bandur, Vice-Chair