

**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<br>KIMBERLY A |
| Property in Compliance |               |                                      |

**CASE NO 2023-02671**

|                        |                  |                                            |
|------------------------|------------------|--------------------------------------------|
| OFFICER DIAZ           | 267 SAGECREST DR | DEUTSCHE BANK TRUST CO<br>AMERICAS TRUSTEE |
| Property in Compliance |                  |                                            |

**CASE NO 2023-02873**

|                        |               |                                 |
|------------------------|---------------|---------------------------------|
| OFFICER LOEFFLER       | 1911 LADY AVE | BARATH LASZIO<br>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<br>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<br>STEPHENSON KAREN<br>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<br>STRIBLING JOY D |
| Violation Cited: § 51-13.                                                                                           |                      |                                    |
| Summary:<br>§ 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:<br>§ 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:<br>§ 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:<br>§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:<br>§ 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.<br>§ 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

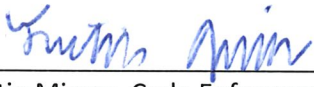
*Member Bandur, seconded by Member Mann, moved to cancel the November 28, 2023, Code Board Meeting. Motion carried unanimously.*

## 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:



Justin Mieras, Code Enforcement Clerk

APPROVED:



Joe Bandur, Vice-Chair