



OCOE CODE ENFORCEMENT BOARD

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

March 26, 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(s)
2023-00994 OFFICER LOEFFLER	325 SPRINGFOOT CT	BECERRA MIGUEL ANGEL VALDOVINOS
2023-01903 OFFICER TOBE	3444 GRETCHEN DR	NAZARIO YANIRA
2023-02857 OFFICER LOEFFLER	1109 SABRINA DR	MINHAS INVESTMENTS LLC
2023-03276 OFFICER LOEFFLER	904 DOREEN AVE	RIOS FLORINDA ARIAS RIOS DAISY
2023-03281 OFFICER LOEFFLER	729 N LAKEWOOD AVE	MELENDEZ HARRY
2024-00078 OFFICER LOEFFLER	809 DOREEN AVE	SEVAL LLC
2024-00130 OFFICER LOEFFLER	910 URSULA ST	SFR XII ORLANDO OWNER 1 L P

C. ORDER OF CONTINUANCE

Case Number	Location	Respondent
2023-03613 OFFICER TOBE	2703 PLUMBERRY AVE	BARCLAY COURTNEY BARCLAY ANNETTE

2024-00216 OFFICER TOBE	2405 LAUREL BLOSSOM CIR	2405 LAUREL BLOSSOM TRUST
2024-00299 OFFICER TOBE	2224 TWISTED PINE RD	EAST TROY EAST LATASHA

• **PUBLIC COMMENTS**

• **HEARINGS ON STATEMENT OF VIOLATIONS PURSUANT TO NOTICES OF HEARING**

Case Number	Location	Respondent
2023-02819 OFFICER LOEFFLER	1223 BARANOVA RD	SEERAM RAVINDRA SEERAM RUKMANIE
2023-03363 OFFICER LOEFFLER	913 HYLAND SPRINGS DR	HERNANDEZ LUIS JAVIER PARTIDA
2024-00129 OFFICER LOEFFLER	1911 LADY AVE	BARATH LASZIO PARRIS MELISSA
2024-00280 OFFICER LOEFFLER	1107 SABRINA DR	CHAPMAN RUTH F LIFE ESTATE
2024-00281 OFFICER LOEFFLER	1105 SABRINA DR	MOLINA MARIA DEL ROSARIO
2024-00308 OFFICER LOEFFLER	806 URSULA ST	VELAZQUEZ PABLO TORRES BEDA
2024-00387 OFFICER LOEFFLER	1107 LITTLE SPRING HILL DR	BARRAGAN HERMILA
2024-00554 OFFICER LOEFFLER	1913 LAUREN BETH AVE	SALCEDO MARIBEL

• **CASE RESOLUTION**

Case Number	Location	Respondent
2023-02635 OFFICER LOEFFLER	698 FORTANINI CIR	TOWNS OF WESTYN BAY COMMUNITY ASSOCIATION INC
2023-02915 OFFICER LOEFFLER	905 SPRING CREEK DR	KANAGO CONNIE LEE
2023-03483 OFFICER LOEFFLER	2 CROOMIA CT	DORILAS JEAN VOGLY JOSEPH MARIE DORILAS
2023-03656 OFFICER LOEFFLER	1615 MONA AVE	WARD BRUCE A

• **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
January 23, 2024

CALL TO ORDER

Acting Chair Bandur 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: Acting Chair Bandur & Members: Lewis, Brennan, Schultz, & Smalldon.

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

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: October 24, 2023, Code Enforcement Board Meeting.

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

CASE NO 2023-01862

OFFICER LOEFFLER	244 SECURITY CIR	DUNCAN JOHN S DUNCAN SHERRY R
Property in Compliance		

CASE NO 2023-02250

OFFICER RODRIGUEZ	101 OLYMPUS DR	CHAMPLIN STEPHENSON KAREN MCKEE NATALIE
Property in Compliance		

CASE NO 2023-02774

OFFICER RODRIGUEZ	644 OLYMPIC DR	WEAVER TINA MARIE LOWERY GREGORY M
Property in Compliance		

CASE NO 2023-02913

OFFICER LOEFFLER	605 SPRING LAKE CIR	PICHLER RONALD K
Property in Compliance		

CASE NO 2023-03093

OFFICER RODRIGUEZ	601 SPRING AVE	CARDICHON STEPHANIA
Property in Compliance		

CASE NO 2023-03138

OFFICER LOEFFLER	2006 KEY LIME ST	JOSEPH ARTHUR J JR
Property in Compliance		

CASE NO 2023-03293

OFFICER LOEFFLER	1701 DOREEN AVE	HERNANDEZ ANA M NEGRETT DAVID RAFAEL
Property in Compliance		

CASE NO 2023-03371

OFFICER RODRIGUEZ	626 APRICOT DR	HOPKINS LEISA N HOPKINS THOMAS G
Property in Compliance		

C. ORDER OF CONTINUANCE:**CASE NO 2023-00994**

OFFICER LOEFFLER	325 SPRINGFOOT CT	BECERRA MIGUEL ANGEL VALDOVINOS
Continued to February 27, 2024		

CASE NO 2023-02819

OFFICER LOEFFLER	1223 BARANOVA RD	SEERAM RAVINDRA SEERAM RUKMANIE
Continued to February 27, 2024		

CASE NO 2023-02857

OFFICER LOEFFLER	1109 SABRINA DR	MINHAS INVESTMENTS LLC
Continued to February 27, 2024		

Member Lewis, 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 2023-02635**

OFFICER LOEFFLER	698 FORTANINI CIR	TOWNS OF WESTYN BAY COMMUNITY ASSOCIATION INC
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) – Dead tree on the retention pond property behind the Westyn Bay sign.

Officer Loeffler presented the case and gave its history. He further explained that as of January 23, 2024, the property is still in non-compliance. The City asked for an Order of Compliance by February 07, 2024, or thereafter to be fined \$25.00 per day until found in compliance.

Member Brennan, moved seconded by **Member Schultz**, moved that in Case #2023-02635, the respondent be found in violation as cited as of November 30, 2023, and be given until February 07, 2024, to come into compliance or be fined \$25.00 per day until found in compliance. Motion carried unanimously.

CASE NO 2023-02915

OFFICER LOEFFLER	905 SPRING CREEK DR	KANAGO CONNIE LEE
Violation Cited: § 115-3.A.(3) & § 115-4. 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. § 115-4. – Owners shall control excessive weed or grass growths, as enumerated in § 115-3, on the property and on the portion of the adjoining public right-of-way between the property and the street of each lot.		

Observation:

§ 115-3.A.(3) – Misc. Junk Trash Debris Old Furniture Littering Front and Side Yard

§ 115-4. – Overgrown Tall Weeds and Grass Front, Side, Rear Yards and Easement

Officer Loeffler presented the case and gave its history. He further explained that as of January 23, 2024, the property is still in non-compliance. The City asked for an Order of Compliance by February 07, 2024, or thereafter to be fined \$25.00 per day, per violation, until found in compliance.

Member Lewis, seconded by **Member Brennan**, moved that in Case #2023-02915, the respondent be found in violation as cited as of December 08, 2023, and be given until February 07, 2024, to come into compliance or be fined \$25.00 per day, per violation, until found in compliance. Motion carried unanimously.

CASE NO 2023-03475

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:

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

Officer Diaz presented the case and gave its history. She further explained that this is a repeat violation from Case 2023-02567 and as of January 23, 2024, the property is still in non-compliance. The City asked for an Order of Imposing Fine as of November 08, 2023, of \$250.00 per day until found in compliance.

Member Smalldon, seconded by Member Schultz, moved that in Case #2023-03475, the respondent be found in repeat violation as cited as of November 08, 2023, and that the Board imposes fine as of November 08, 2023, of \$250.00 per day, until found in compliance. Motion carried unanimously.

CASE NO 2023-03483

OFFICER LOEFFLER	2 CROOMIA CT	DORILAS JEAN VOGLY JOSEPH MARIE DORILAS
Violation Cited: §165-3.A.		
Summary: §165-3.A. – No person shall keep any abandoned or junk vehicle on any public property or any private property.		

Observation:

§ 165-3.A. – Vehicle Flat Tire Non-Operational Front Driveway

Officer Loeffler presented the case and gave its history. He further explained that as of January 23, 2024, the property is still in non-compliance. The City asked for an Order of Compliance by February 07, 2024, or thereafter to be fined \$25.00 per day until found in compliance.

Member Lewis, seconded by Member Brennan, moved that in Case #2023-03483, the respondent be found in violation as cited as of December 04, 2023, and be given until February 07, 2024, to come into compliance or be fined \$25.00 per day until found in compliance. Motion carried unanimously.

CASE NO 2023-03656

OFFICER LOEFFLER	1615 MONA AVE	WARD BRUCE A
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 Front, Rear and Side Yards

Officer Loeffler presented the case and gave its history. He further explained that as of January 23, 2024, the property is still in non-compliance. The City asked for an Order of Compliance by February 07, 2024, or thereafter to be fined \$25.00 per day until found in compliance.

Member Lewis, seconded by Member Schultz, moved that in Case #2023-03656, the respondent be found in violation as cited as of December 07, 2023, and be given until February 07, 2024, to come into compliance or be fined \$25.00 per day until found in compliance. Motion carried unanimously.

CASE RESOLUTION

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.

Acting Support Services Director Doug Gaines explained that as of January 23, 2024, the property is still in non-compliance. The City asked for an Order Imposing Fine.

Member Schultz, seconded by Member Lewis, moved that in Case #2023-00209, the Board imposes fine as of November 09, 2023, as previously set by this Board. 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 explained that as of January 23, 2024, the property is in compliance. No further action requested.

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 explained that as of January 23, 2024, the property is still in non-compliance. The City asked for an Order Imposing Fine.

Member Schultz, seconded by **Member Lewis**, moved that in Case #2023-01865, the Board imposes fine as of November 09, 2023, as previously set by this Board. Motion carried unanimously.

CHAIR ELECTION

Member Lewis, seconded by **Member Brennan**, nominated **Member Bandur** to be elected as Chairman. Nomination accepted and motion carried unanimously.

Member Brennan, seconded by **Member Schultz**, nominated **Member Lewis** to be elected as Vice-Chairman. Nomination accepted and motion carried unanimously.

COMMENTS

Board Members welcomed one another back and congratulated the elected.

Code Enforcement Clerk Justin Mieras answered administrative questions and reminded the Board about their upcoming Sunshine Training.

Meeting adjourned at 7:49 p.m.

ATTEST:

APPROVED:

Justin Mieras, Code Enforcement Clerk

Joe Bandur, Chair