



## OCOEE CODE ENFORCEMENT BOARD

Ocoee Commission Chambers  
1 N. Bluford Avenue  
Ocoee, Florida

**April 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(s)                |
|----------------------------|-------------------------|------------------------------|
| 2024-00216<br>OFFICER TOBE | 2405 LAUREL BLOSSOM CIR | 2405 LAUREL BLOSSOM<br>TRUST |

##### **C. ORDER OF CONTINUANCE**

None

#### **• PUBLIC COMMENTS**

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

| Case Number                    | Location             | Respondent                          |
|--------------------------------|----------------------|-------------------------------------|
| 2023-03276<br>OFFICER LOEFFLER | 904 DOREEN AVE       | RIOS FLORINDA ARIAS<br>RIOS DAISY   |
| 2023-03613<br>OFFICER TOBE     | 2703 PLUMBERRY AVE   | BARCLAY COURTNEY<br>BARCLAY ANNETTE |
| 2024-00299<br>OFFICER TOBE     | 2224 TWISTED PINE RD | EAST TROY<br>EAST LATASHA           |

#### **• CASE RESOLUTION**

| Case Number | Location | Respondent |
|-------------|----------|------------|
|-------------|----------|------------|

**Regular Code Enforcement Board**  
**April 23, 2024**

|                                |                 |                                |
|--------------------------------|-----------------|--------------------------------|
| 2024-00280<br>OFFICER LOEFFLER | 1107 SABRINA DR | CHAPMAN RUTH F LIFE<br>ESTATE  |
| 2024-00308<br>OFFICER LOEFFLER | 806 URSULA ST   | VELAZQUEZ PABLO<br>TORRES BEDA |

**• 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**  
**March 26, 2024**

**CALL TO ORDER**

**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 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 Bandur & Members: Lewis, Brennan, Schultz, Smalldon, & Fernandez.

Also present: Board Attorney Skip Fowler, Acting Support Services Director Doug Gaines, Code Enforcement Clerk Justin Mieras, and Code Enforcement Officer 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: January 23, 2024, Code Enforcement Board Meeting.

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

**CASE NO 2023-00994**

|                        |                   |                                    |
|------------------------|-------------------|------------------------------------|
| OFFICER LOEFFLER       | 325 SPRINGFOOT CT | BECERRA MIGUEL ANGEL<br>VALDOVINOS |
| Property in Compliance |                   |                                    |

**CASE NO 2023-01903**

|                        |                  |                |
|------------------------|------------------|----------------|
| OFFICER TOBE           | 3444 GRETCHEN DR | NAZARIO YANIRA |
| Property in Compliance |                  |                |

**CASE NO 2023-02857**

|                        |                 |                        |
|------------------------|-----------------|------------------------|
| OFFICER LOEFFLER       | 1109 SABRINA DR | MINHAS INVESTMENTS LLC |
| Property in Compliance |                 |                        |

**CASE NO 2023-03281**

|                        |                    |                |
|------------------------|--------------------|----------------|
| OFFICER LOEFFLER       | 729 N LAKEWOOD AVE | MELENDEZ HARRY |
| Property in Compliance |                    |                |

**CASE NO 2023-03363**

|                        |                       |                                  |
|------------------------|-----------------------|----------------------------------|
| OFFICER LOEFFLER       | 913 HYLAND SPRINGS DR | HERNANDEZ LUIS<br>JAVIER PARTIDA |
| Property in Compliance |                       |                                  |

**CASE NO 2024-00078**

|                        |                |           |
|------------------------|----------------|-----------|
| OFFICER LOEFFLER       | 809 DOREEN AVE | SEVAL LLC |
| Property in Compliance |                |           |

**CASE NO 2024-00130**

|                        |               |                           |
|------------------------|---------------|---------------------------|
| OFFICER LOEFFLER       | 910 URSULA ST | SFR XII ORLANDO OWNER 1LP |
| Property in Compliance |               |                           |

**CASE NO 2024-00281**

|                        |                 |                          |
|------------------------|-----------------|--------------------------|
| OFFICER LOEFFLER       | 1105 SABRINA DR | MOLINA MARIA DEL ROSARIO |
| Property in Compliance |                 |                          |

**CASE NO 2024-00387**

|                        |                            |                  |
|------------------------|----------------------------|------------------|
| OFFICER LOEFFLER       | 1107 LITTLE SPRING HILL DR | BARRAGAN HERMILA |
| Property in Compliance |                            |                  |

C. ORDER OF CONTINUANCE:**CASE NO 2023-03276**

|                             |                |                                   |
|-----------------------------|----------------|-----------------------------------|
| OFFICER LOEFFLER            | 904 DOREEN AVE | RIOS FLORINDA ARIAS RIOS<br>DAISY |
| Continued to April 23, 2024 |                |                                   |

**CASE NO 2023-03613**

|                             |                    |                                     |
|-----------------------------|--------------------|-------------------------------------|
| OFFICER TOBE                | 2703 PLUMBERRY AVE | BARCLAY COURTNEY<br>BARCLAY ANNETTE |
| Continued to April 23, 2024 |                    |                                     |

**CASE NO 2024-00216**

|                             |                         |                              |
|-----------------------------|-------------------------|------------------------------|
| OFFICER TOBE                | 2405 LAUREL BLOSSOM CIR | 2405 LAUREL BLOSSOM<br>TRUST |
| Continued to April 23, 2024 |                         |                              |

**CASE NO 2024-00299**

|                             |                      |                           |
|-----------------------------|----------------------|---------------------------|
| OFFICER TOBE                | 2224 TWISTED PINE RD | EAST TROY<br>EAST LATASHA |
| Continued to April 23, 2024 |                      |                           |

**Member Lewis**, seconded by **Member Fernandez**, 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 2023-02819**

|                                                                                                                                                    |                  |                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------------------------|
| OFFICER LOEFFLER                                                                                                                                   | 1223 BARANOVA RD | SEERAM RAVINDRA<br>SEERAM RUKMANIE |
| Violation Cited: §51-13.<br><br>Summary:<br>§51-13. – It shall be a violation to do work related to construction without first obtaining a permit. |                  |                                    |

#### **Observation:**

§51-13. – Upon Routine Inspection of Adjacent Property by The Building Department Staff Observed the Property At 1223 Baranova Had Improvements Without Required Permit(S):

- Entire Backyard Is Void of Grass/Sod or Ground Cover which Exceeds the Max Lot 50% ISA and Minimum Open Space Requirements.
- The Front Yard For Vehicular Area Exceeds the Max 50% ISA .
- Setback Along the Side Yards Encroaches into the 2 Foot ISA.
- Encroachment into the 5-Foot Utility Easement Along The Side Yards And 7.5-Foot Utility Easement On The Rear Yard (Per Plat).

**Officer Loeffler** presented the case and gave its history. He further explained that as of March 26, 2024, the property is still in non-compliance. The City asked for an Order of Compliance by April 25, 2024, or thereafter to be fined \$25.00 per day, until found in compliance.

**Neighbor Brian Carol** explained the alterations were to assist mobility for a disabled child and argued the improvements are benefit to the City.

**Respondent Robbie Seeram** further explained his child is wheelchair bound and he intends to comply with Building Department's requirements. He asked for 90 days.

**Member Smalldon** moved to extend the compliance date. Motion amended.

**Member Smalldon**, seconded by **Member Brennan**, moved that Case #2023-02819 be continued to the June 25, 2024, Code Enforcement Board meeting. Motion carried unanimously.

##### **CASE NO 2024-00129**

|                                               |               |                                 |
|-----------------------------------------------|---------------|---------------------------------|
| OFFICER LOEFFLER                              | 1911 LADY AVE | BARATH LASZIO<br>PARRIS MELISSA |
| Violation Cited: §115-3.A.(3)<br><br>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 (Dangerous) Leaning Towards Neighbors Property; Observed Same Visible from Street

**Officer Loeffler** presented the case and gave its history. He further explained that as of March 26, 2024, the property is still in non-compliance. The City asked for an Order of Compliance by April 25, 2024, or thereafter to be fined \$25.00 per day, until found in compliance.

**Member Lewis, seconded by Member Schultz, moved that in Case #2024-00129, the respondent be found in violation as cited as of February 25, 2024, and be given until April 25, 2024, to come into compliance or be fined \$25.00 per day, until found in compliance. Motion carried unanimously.**

**CASE NO 2024-00280**

|                                                                                                                                                                                                                                                                                                                                                                      |                 |                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|----------------------------|
| OFFICER LOEFFLER                                                                                                                                                                                                                                                                                                                                                     | 1107 SABRINA DR | CHAPMAN RUTH F LIFE ESTATE |
| Violation Cited: §115-3.B. & §108-23.Q.                                                                                                                                                                                                                                                                                                                              |                 |                            |
| 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>§ 108-23.Q. – Accessory structures. Garages, storage buildings, and all other accessory structures shall be maintained and kept in good repair and sound structural condition. |                 |                            |

**Observation:**

§ 115-3.B. – Areas of Tall Weeds and Grass

§ 108-23.Q. – Dilapidated, Leaning, Falling Mail Box; Creating A Blighted Effect on The Neighborhood (Looks Awful)

**Officer Loeffler** presented the case and gave its history. He further explained that as of March 26, 2024, the property is still in non-compliance. The City asked for an Order of Compliance by April 10, 2024, or thereafter to be fined \$15.00 per day, per violation, until found in compliance.

**Member Lewis, seconded by Member Brennan, moved that in Case #2024-00280, the respondent be found in violation as cited as of February 16, 2024, and be given until April 10, 2024, to come into compliance or be fined \$15.00 per day, per violation, until found in compliance. Motion carried unanimously.**

**CASE NO 2024-00308**

|                                                                                                                                                                                                                                                                           |               |                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|-----------------------------|
| OFFICER LOEFFLER                                                                                                                                                                                                                                                          | 806 URSULA ST | VELAZQUEZ PABLO TORRES BEDA |
| Violation Cited: § 54-3.A.(1) & § 165-3.A.                                                                                                                                                                                                                                |               |                             |
| Summary:<br>§ 54-3.A.(1) – All buildings shall have the assigned building number properly displayed, whether or not mail is delivered to the building.<br>§ 165-3.A. – No person shall keep any abandoned or junk vehicle on any public property or any private property. |               |                             |

**Observation:**

§ 54-3.A.(1) – No Address Numbers Displayed

§ 165-3.A. – Two Inoperable Disabled Expired Tag Vehicles One Lifted On Jack

**Officer Loeffler** presented the case and gave its history. He further explained that as of March 26, 2024, the property is still in non-compliance. The City asked for an Order of Compliance by April 10, 2024, or thereafter to be fined \$15.00 per day, per violation, until found in compliance.

**Member Lewis, seconded by Member Schultz, moved that in Case #2024-00308, the respondent be found in violation as cited as of February 19, 2024, and be given until April 10, 2024, to come into compliance or be fined \$15.00 per day, per violation, until found in compliance. Motion carried unanimously.**

**CASE NO 2024-00554**

|                                                                                                                                                                                                                                                                                                         |                      |                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-----------------|
| OFFICER LOEFFLER                                                                                                                                                                                                                                                                                        | 1913 LAUREN BETH AVE | SALCEDO MARIBEL |
| Violation Cited: § 51-13. & § 119-2.<br><br>Summary:<br>§ 51-13. – It shall be a violation to do work related to construction without first obtaining a permit.<br>§ 119-2. – It shall be unlawful for any person to engage in any business, occupation or profession within the City without a license |                      |                 |

**Observation:**

§ 51-13. – Window Replacement (All) Without Required Permit

§ 119-2. – Home Office Business Without License/Tax Receipt JDV Drywall LLC

**Officer Loeffler** presented the case and gave its history. He further explained that as of March 26, 2024, the property is still in non-compliance. The City asked for an Order of Compliance by April 25, 2024, or thereafter to be fined \$15.00 per day, per violation, until found in compliance.

**Member Lewis, seconded by Member Brennan, moved that in Case #2024-00554, the respondent be found in violation as cited as of February 28, 2024, and be given until April 25, 2024, to come into compliance or be fined \$15.00 per day, per violation, until found in compliance. Motion carried unanimously.**

**CASE RESOLUTION**

**CASE NO 2023-02635**

|                                                                                                                                                                                                        |                   |                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----------------------------------------------------|
| OFFICER LOEFFLER                                                                                                                                                                                       | 698 FORTANINI CIR | TOWNS OF WESTYN BAY<br>COMMUNITY ASSOCIATION<br>INC |
| Violation Cited: § 115-3.A.(3)<br><br>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) – Dead tree on the retention pond property behind the Westyn Bay sign.

**Officer Loeffler** explained that as of March 26, 2024, the property is in compliance. No further action requested.

**CASE NO 2023-02915**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                     |                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-------------------|
| OFFICER LOEFFLER                                                                                                                                                                                                                                                                                                                                                                                                                                            | 905 SPRING CREEK DR | KANAGO CONNIE LEE |
| <p>Violation Cited: § 115-3.A.(3) &amp; § 115-4.</p> <p>Summary:</p> <p>§ 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.</p> <p>§ 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.</p> |                     |                   |

**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** explained that as of March 26, 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 #2023-02915, the Board imposes fines as of February 08, 2024, as previously set by this Board. Motion carried unanimously.**

**CASE NO 2023-03483**

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

**Observation:**

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

**Officer Loeffler** explained that as of March 26, 2024, the property is in compliance. No further action requested.

**CASE NO 2023-03656**

|                                                                                                                                                                                                                                  |               |              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|--------------|
| OFFICER LOEFFLER                                                                                                                                                                                                                 | 1615 MONA AVE | WARD BRUCE A |
| <p>Violation Cited: § 115-3.B.</p> <p>Summary:</p> <p>§ 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.</p> |               |              |

**Observation:**

§ 115-3.B. – Overgrown / Tall Weeds and Grass Front, Rear and Side Yards

**Officer Loeffler** explained that as of March 26, 2024, the property is in compliance. No further action requested.

**BOARD COMMENTS**

**Clerk Mieras** informed the Board that **Member Mann** would be absent for the next few meetings for medical issues.

Meeting adjourned at 8:10 p.m.

ATTEST:

APPROVED:

---

Justin Mieras, Code Enforcement Clerk

---

Joe Bandur, Chair