

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 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 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 DAISY
Continued to April 23, 2024		

CASE NO 2023-03613

OFFICER TOBE	2703 PLUMBERRY AVE	BARCLAY COURTNEY BARCLAY ANNETTE
Continued to April 23, 2024		

CASE NO 2024-00216

OFFICER TOBE	2405 LAUREL BLOSSOM CIR	2405 LAUREL BLOSSOM TRUST
Continued to April 23, 2024		

CASE NO 2024-00299

OFFICER TOBE	2224 TWISTED PINE RD	EAST TROY 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 SEERAM RUKMANIE
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. – 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 Carrol 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 PARRIS MELISSA
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 (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: § 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. § 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: § 54-3.A.(1) – All buildings shall have the assigned building number properly displayed, whether or not mail is delivered to the building. § 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.		
Summary: § 51-13. – It shall be a violation to do work related to construction without first obtaining a permit. § 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 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 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
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 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 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 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
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 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.

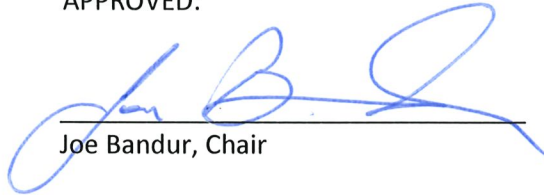
Meeting adjourned at 8:10 p.m.

ATTEST:



Justin Mieras, Code Enforcement Clerk

APPROVED:



Joe Bandur, Chair