



OCOE CODE ENFORCEMENT BOARD

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

May 28, 2024

AGENDA

7:00 PM

REGULAR CODE ENFORCEMENT BOARD MEETING (Revised)

• 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)
2024-00648 OFFICER DIAZ	1409 SNOWDEN ST	BARRAGAN BROTHERS PROPERTIES LLC
2024-00657 OFFICER DIAZ	357 KAILA CT	BALKARAN ERIC LIFE ESTATE REM: RAMPRASHAD MAINAWATEE REM: ERIC BALKARAN
2024-00911 OFFICER DIAZ	97 DEER KEY CT	LOPEZ OROZCO DELFINO NEFTALI NAVARRO FUENTES ARELIA MAURA
2024-01318 OFFICER LOEFFLER	1107 KIMBALL DR	IBARRA ANTONIO

C. ORDER OF CONTINUANCE

Case Number	Location	Respondent
2024-00975 OFFICER RODRIGUEZ	1010 SHADY MAPLE CIR	GRAYS MARK SR GRAYS ERIKA
2024-01217 OFFICER RODRIGUEZ	617 NEUMANN VILLAGE CT	LABADY FRANTZLY

• PUBLIC COMMENTS

• HEARINGS ON STATEMENT OF VIOLATIONS PURSUANT TO NOTICES OF HEARING

Case Number	Location	Respondent
2023-03276 OFFICER LOEFFLER	904 DOREEN AVE	RIOS FLORINDA ARIAS RIOS DAISY
2024-00026 OFFICER LOEFFLER	466 LITTLE ASPEN CT	MENDOZA MARIA M
2024-00448 OFFICER TOBE	2109 RICHFIELD COVE DR	HO SEN THI
2024-00485 OFFICER LOEFFLER	328 LITTLE ROCK CT	ARREGUIN GALVAN ELEAZAR MENDOZA HERRERA ALICIA
2024-00652 OFFICER LOEFFLER	137 MOBILE LN	PEDRICK BETTY ESTATE
2024-00688 OFFICER LOEFFLER	1213 ADELEIDE CT	MEDINA MARIA H
2024-00790 OFFICER LOEFFLER	1701 MONA AVE	NILPARI R E INVESTMENTS LLC
2024-00970 (Added) OFFICER TOBE	2523 DOVETAIL DR	PROGRESS RESIDENTIAL BORROWER 18 LLC
2024-01041 (Added) OFFICER DIAZ	135 LYLE ST	GALVAN JOAQUIN
2024-01216 (Added) OFFICER LOEFFLER	393 MERLOT DR	WILLIAMS LEONARD
2024-01331 OFFICER LOEFFLER	1105 WURST RD	VELAZQUEZ ROGELIO

• CASE RESOLUTION

Case Number	Location	Respondent
2023-03613 OFFICER TOBE	2703 PLUMBERRY AVE	BARCLAY COURTNEY BARCLAY ANNETTE
2024-00129 OFFICER LOEFFLER	1911 LADY AVE	BARATH LASZIO PARRIS MELISSA
2024-00554 OFFICER LOEFFLER	1913 LAUREN BETH AVE	SALCEDO MARIBEL

- **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 Brennan** 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, & Fernandez.

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

ABSENT: Members: Mann & Smalldon.

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: March 26, 2024, Code Enforcement Board Meeting.

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

CASE NO 2024-00216

OFFICER TOBE	2405 LAUREL BLOSSOM CIR	2405 LAUREL BLOSSOM TRUST
Property in Compliance		

CASE NO 2024-00299

OFFICER TOBE	2224 TWISTED PINE RD	EAST TROY EAST LATASHA
Property in Compliance		

C. ORDER OF CONTINUANCE:

CASE NO 2023-03276

OFFICER LOEFFLER	904 DOREEN AVE	RIOS FLORINDA ARIAS RIOS DAISY
Continued to May 28, 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 2023-03613

OFFICER TOBE	2703 PLUMBERRY AVE	BARCLAY COURTNEY BARCLAY ANNETTE
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. – Paver Installation Without Permit

Officer Tobe presented the case and gave its history. He further explained that as of April 23, 2024, the property is still in non-compliance. The City asked for an Order of Compliance by May 23, 2024, or thereafter to be fined \$50.00 per day until found in compliance.

Member Brennan, seconded by **Member Lewis**, moved that in Case #2023-03613, the respondent be found in violation as cited as of January 16, 2024, and be given until May 23, 2024, to come into compliance or be fined \$25.00 per day until found in compliance. Motion carried unanimously.

CASE RESOLUTION

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 explained that as of April 23, 2024, the property is in compliance. No further action requested.

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 explained that as of April 23, 2024, the property is in compliance. No further action requested.

BOARD COMMENTS

Member Fernandez inquired about the Code Board’s 7:00 p.m. start time. City Staff explained history of the start time and explained that the Code Enforcement Board could vote to set a slightly earlier time.

Meeting adjourned at 7:13 p.m.

ATTEST:

APPROVED:

Justin Mieras, Code Enforcement Clerk

Joe Bandur, Chair