



OCOEE CODE ENFORCEMENT BOARD

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

June 25, 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)
2024-00448 OFFICER TOBE	2109 RICHFIELD COVE DR	HO SEN THI
2024-01390 OFFICER LOEFFLER	1105 OAKWOOD LN	VELASQUEZ ELIONI BAUTISTA

C. ORDER OF CONTINUANCE

Case Number	Location	Respondent
2024-00394 OFFICER LOEFFLER	330 LITTLE SPRING HILL DR	COOK, JULIE
2023-02819 OFFICER LOEFFLER	1223 BARANOVA RD	SEERAM RAVINDRA SEERAM RUKMANIE

• 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
2024-00744 OFFICER LOEFFLER	204 REWIS ST	BOWEN VIRGINIA ESTATE
2024-00975 OFFICER RODRIGUEZ	1010 SHADY MAPLE CIR	GRAYS MARK SR GRAYS ERIKA
2024-01217 OFFICER RODRIGUEZ	617 NEUMANN VILLAGE CT	LABADY FRANTZLY
2024-01439 OFFICER LOEFFLER	1207 KIMBALL DR	DWAYNE BROWN
2024-01466 OFFICER LOEFFLER	1028 SATIN LEAF CIR	RINCON IGNACIO
2024-01512 OFFICER LOEFFLER	729 N LAKEWOOD AVE	MELENDEZ HARRY
2024-01521 OFFICER RODRIGUEZ	1711 SPARKLING WATER CIR	PIERRE LOUIS ICHMIDE JEAN CLAUDE WENDA
2024-01592 OFFICER RODRIGUEZ	828 HAMMOCKS DR	LANEY VICTORIA J
2024-01593 OFFICER RODRIGUEZ	830 HAMMOCKS DR	EDNA B LANEY REVOCABLE TRUST

• **CASE RESOLUTION**

Case Number	Location	Respondent
2023-03613 OFFICER TOBE	2703 PLUMBERRY AVE	BARCLAY COURTNEY BARCLAY ANNETTE
2024-00652 OFFICER LOEFFLER	137 MOBILE LN	PEDRICK BETTY ESTATE
2024-00970 OFFICER TOBE	2523 DOVETAIL DR	PROGRESS RESIDENTIAL BORROWER 18 LLC
2024-01041 OFFICER DIAZ	135 LYLE ST	GALVAN JOAQUIN
2024-01216 OFFICER LOEFFLER	393 MERLOT DR	WILLIAMS LEONARD

• **BOARD COMMENTS**

• **ADJOURNMENT**

Regular Code Enforcement Board
June 25, 2024

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.

**Code CITY OF OCOEE
Code Enforcement Board
May 28, 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 Shultz** initiated the moment of silence.

PLEDGE OF ALLEGIANCE: **Member Fernandez** 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, Schultz, & Fernandez. Member Mann arrived 7:05 p.m.

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

ABSENT: Members: Brennan & 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: April 23, 2024, Code Enforcement Board Meeting.

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

CASE NO 2024-00026

OFFICER LOEFFLER	466 LITTLE ASPEN CT	MENDOZA MARIA M
Property in Compliance		

CASE NO 2024-00485

OFFICER LOEFFLER	328 LITTLE ROCK CT	ARREGUIN GALVAN ELEAZAR MENDOZA HERRERA ALICIA
Property in Compliance		

CASE NO 2024-00648

OFFICER DIAZ	1409 SNOWDEN ST	BARRAGAN BROTHERS PROPERTIES LLC
Property in Compliance		

CASE NO 2024-00657

OFFICER DIAZ	357 KAILA CT	BALKARAN ERIC LIFE ESTATE REM: RAMPRASHAD MAINAWATEE REM: ERIC BALKARAN
Property in Compliance		

CASE NO 2024-00688

OFFICER LOEFFLER	1213 ADELEIDE CT	MEDINA MARIA H
Property in Compliance		

CASE NO 2024-00790

OFFICER LOEFFLER	1701 MONA AVE	NILPARI R E INVESTMENTS LLC
Property in Compliance		

CASE NO 2024-00911

OFFICER DIAZ	97 DEER KEY CT	LOPEZ OROZCO DELFINO NEFTALI NAVARRO FUENTES ARELIA MAURA
Property in Compliance		

CASE NO 2024-01318

OFFICER LOEFFLER	1107 KIMBALL DR	IBARRA ANTONIO
Property in Compliance		

CASE NO 2024-01331

OFFICER LOEFFLER	1105 WURST RD	VELAZQUEZ ROGELIO
Property in Compliance		

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

OFFICER LOEFFLER	904 DOREEN AVE	RIOS FLORINDA ARIAS RIOS DAISY
Continued to June 25, 2024		

CASE NO 2024-00448

OFFICER TOBE	2109 RICHFIELD COVE DR	HO SEN THI
Continued to June 25, 2024		

CASE NO 2024-00975

OFFICER RODRIGUEZ	1010 SHADY MAPLE CIR	GRAYS MARK SR GRAYS ERIKA
Continued to June 25, 2024		

CASE NO 2024-01217

OFFICER RODRIGUEZ	617 NEUMANN VILLAGE CT	LABADY FRANTZLY
Continued to June 25, 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 2024-00652**

OFFICER LOEFFLER	137 MOBILE LN	PEDRICK BETTY ESTATE
Violation Cited: §54-3.A.(1), §108-24.D., §115-3.B., & §165-3.A.		
Summary: § 54-3.A.(1) – All buildings shall have the assigned building number properly displayed. § 108-24.D. – It shall be unlawful to use a residential property for the storage of any abandoned motor vehicle, ice box, refrigerator, stove, glass, building material, building rubbish, or similar items. It shall be the duty of every such owner and occupant to keep the premises of residential properties clean and to remove all such abandoned items. § 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. § 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 Visible from Street

§ 108-24.D. – Misc. Junk, Trash, Debris, Old Furniture Etc. Littering Front Yard

§ 115-3.B. – Portions of Property Have Tall Weeds and Grass; Fence Line, Back Yard and Under/Around Junk Vehicles (Side Yard)

§ 165-3.A. – Junk / Inoperable / Untagged Vehicles Next to Home (Side Yard) Tall Weeds and Grass Around and Under Vehicles.

Officer Loeffler presented the case and gave its history. He further explained that as of May 28, 2024, the property is still in non-compliance. The City asked for an Order of Compliance by June 12, 2024, or thereafter to be fined \$25.00 per day, per violation, until found in compliance.

Member Fernandez moved that in Case #2024-00652, the respondent be found in violation as cited as of March 10, 2024, and be given until June 12, 2024, to come into compliance or be fined \$50.00 per day until found in compliance. Motion Amended.

Member Fernandez Amended, Seconded by **Member Mann**, that in Case #2024-00652, the respondent be found in violation as cited as of March 10, 2024, and be given until June 12, 2024, to come into compliance or be fined \$12.50 per day, per violation, until found in compliance. Motion carried unanimously.

CASE NO 2024-00970

OFFICER TOBE	2523 DOVETAIL DR	PROGRESS RESIDENTIAL BORROWER 18 LLC
Violation Cited: §165-4.B.(1) Summary: § 165-4.B.(1) – Non-operational vehicles are considered abandoned and vehicles missing valid registered license plates are considered non-operating.		

Observation:

§ 165-4.B.(1) – Untagged / Expired Tag/ Inoperable Vehicle with Flat Tires on The Property.

Officer Tobe presented the case and gave its history. He further explained that as of May 28, 2024, the property is still in non-compliance. The City asked for an Order of Compliance by June 12, 2024, or thereafter to be fined \$25.00 per day until found in compliance.

Member Mann, seconded by Member Fernandez, moved that in Case #2024-00970, the respondent be found in violation as cited as of March 15, 2024, and be given until June 12, 2024, to come into compliance or be fined \$25.00 per day until found in compliance. Motion carried unanimously.

CASE NO 2024-01041

OFFICER DIAZ	135 LYLE ST	GALVAN JOAQUIN
§51-13., §108-19.A.&B., §108-23.I., §108-23.R., §108-35., & §115-3.A.(3) Summary: § 51-13. – It shall be a violation to do work related to construction without first obtaining a permit. § 108-19.A.&B. – Every dwelling unit shall contain not less than a kitchen sink, lavatory, tub or shower and a water closet all in good working condition and properly connected to an approved water and sewer system. During occupancy, there shall be provided a safe, adequate and constant supply of potable water. Every plumbing fixture and water and waste pipe shall be properly installed and maintained in good sanitary working condition, free from defects, leaks and obstructions. § 108-23.I. – Every window sash shall be fully supplied with glass window panes or an approved substitute which are without open cracks or holes. § 108-23.R.(1)&(2) – Floors, Walls & Ceilings shall be kept in sound condition; Every toilet, bathroom and kitchen floor surface shall be constructed and maintained so as to be substantially impervious to water. § 108-35. – When structures degenerate to the extent that repair, removal, securing or demolition is necessary for the public health, safety and welfare, then the Code Enforcement Board is authorized to order the property owner or City agents to repair, remove, secure, vacate or demolish such structures according to procedures outlined herein. § 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:

§ 51-13. – Permit required for plumbing and sewer through the City of Ocoee Building Dept.

§ 108-19.A.&B. – Plumbing throughout the house is not connected to a working sewer system.

§ 108-23.I. – Property has multiple broken windows throughout

§ 108-23.R. – Floors in bathroom and kitchen tiles broken dirty and in bad condition,

§ 108-35. – Deterioration and evidence of neglect to Rental property. Property not being maintained in a safe and sanitary condition. Damaged floors, bathtub, toilets and sinks not working with standing dirty water, multiple broken windows throughout the house. Property is a public nuisance to the health, safety and welfare, and needs to be vacated and/or

demolition required if not brought to the minimum standards code,
§ 115-3.A.(3) – Trash and debris on property. Beer cans and bottles, old mattresses and bottles filled with urine.

Officer Diaz presented the case and gave its history. She further explained that as of May 28, 2024, the property is still in non-compliance. The City asked for an Order of Compliance by June 12, 2024, or thereafter to be fined \$100.00 per day, per violation, until found in compliance. The City further requests the option to secure the property if it is vacant.

Diana Reyes, neighbor to 135 Lyle Street, spoke to the conditions of the property.

Member Schultz, seconded by **Member Lewis**, moved that in Case #2024-01041, the respondent be found in violation as cited as of April 24, 2024, and be given until June 07, 2024, to come into compliance or be fined \$100.00 per day, per violation, until found in compliance. Motion Amended.

Member Schultz, Amended seconded by **Member Lewis**, moved that in Case #2024-01041, the respondent be found in violation as cited as of April 24, 2024, and be given until June 07, 2024, to come into compliance or be fined \$100.00 per day, per violation, until found in compliance. Member Schultz further moved to authorize the City to board and secure the property if it is found to be vacant. Motion carried unanimously.

CASE NO 2024-01216

OFFICER LOEFFLER	393 MERLOT DR	WILLIAMS LEONARD
Violation Cited: §6-4.H.(6)(b) & §165-3.A.		
Summary: § 6-4.H.(6)(b) – No more than one commercial vehicle, under one and one-half-ton, allowed on the premises § 165-3.A.– No person shall keep any abandoned or junk vehicle on any public property or any private property.		

Observation:

§ 6-4.H.(6)(b) – Trailer Stored / Parked Front Side Yard

§ 165-3.A.– Red Truck with No License Plate Front Driveway

Officer Loeffler presented the case and gave its history. He further explained that as of May 28, 2024, the property is still in non-compliance. The City asked for an Order of Compliance by June 12, 2024, or thereafter to be fined \$25.00 per day, per violation, until found in compliance.

Member Lewis, seconded by **Member Mann**, moved that in Case #2024-01216, the respondent be found in violation as cited as of April 28, 2024, and be given until June 12, 2024, to come into compliance or be fined \$25.00 per day, per violation, until found in compliance. Motion carried unanimously.

CASE RESOLUTION

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 May 28, 2024, the property is still in non-compliance. The City asked for an extension of the Order Requiring Compliance's compliance date to June 12, 2024.

Member Schultz, moved that in Case #2023-03613, the respondent be found in violation as cited as of January 16, 2024, and be given until June 12, 2024, to come into compliance or be fined \$ 25.00 per day until found in compliance. Motion Amended.

Member Schultz, seconded by **Member Lewis**, moved that in Case #2023-03613, the compliance date be extended to June 12, 2024. 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 May 28, 2024, the property is still in non-compliance. The City asked for an Order Imposing Fine.

Member Fernandez, seconded by **Member Lewis**, moved that in Case #2024-00129, the Board imposes fines as of April 26, 2024, as previously set by this Board. 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 May 28, 2024, the property is still in non-compliance. The City asked for an Order Imposing Fine.

Member Lewis, seconded by **Member Mann**, moved that in Case #2024-00554, the Board imposes fines as of April 26, 2024, as previously set by this Board. Motion carried unanimously.

COMMENTS

Member Mann expressed gratitude to be back and thanked the Board for their understanding during his medical absence. **Clerk Mieras** reminded the Board about notifying the Clerk of their meeting attendance plans.

Meeting adjourned at 7:57 p.m.

ATTEST:

APPROVED:

Justin Mieras, Code Enforcement Clerk

Joe Bandur, Chair