

**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<br>MENDOZA HERRERA ALICIA |
| Property in Compliance |                    |                                                   |

**CASE NO 2024-00648**

|                        |                 |                                     |
|------------------------|-----------------|-------------------------------------|
| OFFICER DIAZ           | 1409 SNOWDEN ST | BARRAGAN BROTHERS<br>PROPERTIES LLC |
| Property in Compliance |                 |                                     |

**CASE NO 2024-00657**

|                        |              |                                                                                  |
|------------------------|--------------|----------------------------------------------------------------------------------|
| OFFICER DIAZ           | 357 KAILA CT | BALKARAN ERIC LIFE ESTATE<br>REM: RAMPRASHAD<br>MAINAWATEE<br>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<br>LLC |
| Property in Compliance |               |                                |

**CASE NO 2024-00911**

|                        |                |                                                                 |
|------------------------|----------------|-----------------------------------------------------------------|
| OFFICER DIAZ           | 97 DEER KEY CT | LOPEZ OROZCO DELFINO<br>NEFTALI NAVARRO FUENTES<br>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<br>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<br>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**

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

**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**

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| OFFICER DIAZ                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 135 LYLE ST | GALVAN JOAQUIN |
| <p>§51-13., §108-19.A.&amp;B., §108-23.I., §108-23.R., §108-35., &amp; §115-3.A.(3)</p> <p>Summary:<br/>§ 51-13. – It shall be a violation to do work related to construction without first obtaining a permit.<br/>§ 108-19.A.&amp;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.<br/>§ 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.<br/>§ 108-23.R.(1)&amp;(2) – Floors, Walls &amp; 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.<br/>§ 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.<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.</p> |             |                |

**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**

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|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|------------------|
| OFFICER LOEFFLER                                                                                                                                                                                                                        | 393 MERLOT DR | WILLIAMS LEONARD |
| Violation Cited: §6-4.H.(6)(b) & §165-3.A.                                                                                                                                                                                              |               |                  |
| Summary:<br>§ 6-4.H.(6)(b) – No more than one commercial vehicle, under one and one-half-ton, allowed on the premises<br>§ 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<br>BARCLAY ANNETTE |
| Violation Cited: §51-13.                                                                                            |                    |                                     |
| Summary:<br>§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<br>PARRIS MELISSA |
| 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 (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.<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 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