

CITY OF OCOEE
Code Enforcement Board
June 25, 2024

CALL TO ORDER

Chair Bandur called the Code Enforcement Board regular meeting to order at 7:01 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.

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

ABSENT: Members: Mann, Fernandez, & 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:** May 28, 2024, Code Enforcement Board Meeting.
- B. **DISMISSAL OR COMPLIANCE:** **Acting Support Services Director Doug Gaines** presented the dismissals and compliances.

CASE NO 2024-00448

OFFICER TOBE	2109 RICHFIELD COVE DR	HO SEN THI
Property in Compliance		

CASE NO 2024-00744

OFFICER LOEFFLER	204 REWIS ST	BOWEN VIRGINIA ESTATE
Property in Compliance		

CASE NO 2024-01390

OFFICER LOEFFLER	1105 OAKWOOD LN	VELASQUEZ ELIONI BAUTISTA
Property in Compliance		

CASE NO 2024-01217

OFFICER RODRIGUEZ	617 NEUMANN VILLAGE CT	LABADY FRANTZLY
Property in Compliance		

C. ORDER OF CONTINUANCE:**CASE NO 2023-02819**

OFFICER LOEFFLER	1223 BARANOVA RD	SEERAM RAVINDRA SEERAM RUKMANIE
Continued to July 23, 2024		

CASE NO 2023-03276

OFFICER LOEFFLER	904 DOREEN AVE	RIOS FLORINDA ARIAS RIOS DAISY
Continued to July 23, 2024		

CASE NO 2024-00394

OFFICER LOEFFLER	330 LITTLE SPRING HILL DR	COOK, JULIE
Continued to July 23, 2024		

Member Lewis, seconded by Member Schultz, moved that the consent agenda be accepted as presented. Motion carried unanimously.

Member Lewis, seconded by Member Brennan, moved that Case Numbers 2024-00975, 2024-01592 & 2024-01593 be moved to the beginning of the agenda and then revert to the original agenda with Case Number 2024-00026 and all remaining subsequent cases. Motion carried unanimously.

COMMENTS FROM CITIZENS

None.

HEARINGS ON STATEMENT OF VIOLATIONS PURSUANT TO NOTICES OF HEARINGS**CASE NO 2024-00975**

OFFICER RODRIGUEZ	1010 SHADY MAPLE CIR	GRAYS MARK SR GRAYS ERIKA
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. – Fence and Pavers Installation Without Required Permit, Inspections and Approval.

Officer Rodriguez presented the case and gave its history. She further explained that as of June 25, 2024, the property is still in non-compliance. The City asked for an Order of Compliance by July 15, 2024, or thereafter to be fined \$25.00 per day, until found in compliance.

Respondent Erika Grays explained she purchased the property with the fence and pavers already installed. She further

explained the pavers and fence are involved in a property line dispute with ongoing litigation. Her lawyer explained she is not allowed to remove anything due to the ongoing litigation.

Member Brennan, moved that in Case # 2024-00975, the respondent be found in violation as cited as of April 22, 2024, and be given until October 21, 2024, to come into compliance or be fined \$50.00 per day, until found in compliance. Motion died for lack of Second.

Member Shultz, moved that in Case # 2024-00975, the compliance date set by the Board be extended to October 21, 2024. Motion died for lack of Second.

Member Shultz, seconded by **Member Lewis**, moved that in Case # 2024-00975, the Case be continued to the October 22, 2024, Code Board Meeting.

CASE NO 2024-01592

OFFICER RODRIGUEZ	828 HAMMOCKS DR	LANEY VICTORIA J
Violation Cited: § 115-3.A.(1)		
Summary: § 115-3.A.(1) – 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.(1) – Furniture in the Front Garage.

Officer Rodriguez presented the case and gave its history. She further explained that as of June 25, 2024, the property is still in non-compliance. The City asked for an Order of Compliance by July 15, 2024, or thereafter to be fined \$25.00 per day, until found in compliance.

Respondent Victoria Laney explained the reasons why she wished to retain the table and chairs. She further argued that the listed code does not prohibit indoor furniture from being outside.

Member Brennan, seconded by **Member Lewis**, moved that in Case # 2024-01592, the case be dismissed. Motion carried unanimously.

Member Brennan explained the dismissal was because the cited ordinance did not provide a clear enough prohibition to having this furniture outside.

CASE NO 2024-01593

OFFICER RODRIGUEZ	830 HAMMOCKS DR	EDNA B LANEY REVOCABLE TRUST
Violation Cited: § 115-3.A.		
Summary: § 115-3.A. – 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. – Furniture Outside of Property in Front of Garage and Trash Bags.

Officer Rodriguez presented the case and explained this is essentially the same issue as case 2024-01592 so the Board

would probably dismiss.

Member Brennan, seconded by **Member Lewis**, moved that in Case # 2024-01593, the case be dismissed for lack clarity in the ordinance. Motion carried 3 to 1 with Chair Bandur opposed.

Member Lewis, seconded by **Member Brennan**, moved that Case Number 2024-01521 be heard next and then revert to the original agenda with Case Number 2024-00026 and all remaining subsequent cases. Motion carried unanimously.

CASE NO 2024-01521

OFFICER RODRIGUEZ	1711 SPARKLING WATER CIR	PIERRE LOUIS ICHMIDE JEAN CLAUDE WENDA
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. – Door Installation on the Right Side of Property Without Required Permits, Plans, Approval and Inspections.

Officer Rodriguez presented the case and gave its history. She further explained that as of June 25, 2024, the property is still in non-compliance. The City asked for an Order of Compliance by July 15, 2024, or thereafter to be fined \$25.00 per day, until found in compliance.

Respondent Ichmire Louis explained he is in process with obtaining a contractor to obtain the permit. He asked to pushback the recommended date and they expect to comply with the permit requirements.

Member Lewis, seconded by **Member Brennan**, moved that in Case # 2024-01521, the respondent be found in violation as cited as of May 22, 2024, and be given until July 22, 2024, to come into compliance or be fined \$25.00 per day, until found in compliance.

CASE NO 2024-00026

OFFICER LOEFFLER	466 LITTLE ASPEN CT	MENDOZA MARIA M
Violation Cited: § 43-7.A.(1) Summary: § 43-7.A.(1) – The keeping of fowl or other barnyard animals within residentially zoned areas is a nuisance if such animals create excessive noise or noxious odors.		

Observation:

§ 43-7.A.(1) – Barnyard Animal Noise Nuisance Roosters.

Officer Loeffler presented the case and gave its history. He further explained that as of June 25, 2024, the property is still in non-compliance. The City asked for an Order of Compliance by July 10, 2024, or thereafter to be fined \$15.00 per day, until found in compliance.

Member Schultz, seconded by **Member Lewis**, moved that in Case # 2024-00026, the respondent be found in violation as cited as of February 19, 2024, and be given until July 10, 2024, to come into compliance or be fined \$15.00 per day, until found in compliance. Motion carried unanimously.

CASE NO 2024-01439

OFFICER LOEFFLER	1207 KIMBALL DR	DWAYNE BROWN
Violation Cited: § 115-4.		
Summary: § 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:

§ 115-4. – Overgrown / Tall Weeds and Grass (High Visibility Corner Lot No Fence).

Officer Loeffler presented the case and gave its history. He further explained that as of June 25, 2024, the property is still in non-compliance. The City asked for an Order of Compliance by July 10, 2024, or thereafter to be fined \$25.00 per day, until found in compliance. The officer further asks for permission to abate the property should the property become vacant.

Member Lewis, seconded by **Member Schultz**, moved that in Case # 2024-01439, the respondent be found in violation as cited as of May 14, 2024, and be given until July 10, 2024, to come into compliance or be fined \$25.00 per day, until found in compliance and, in the event the property becomes vacant, to authorize the City to abate the property and assess the cost to the fine. Motion carried unanimously.

CASE NO 2024-01466

OFFICER LOEFFLER	1028 SATIN LEAF CIR	RINCON IGNACIO
Violation Cited: § 108-23.G.Q., § 108-24.D., § 115-4., & § 143-27.A.		
Summary: § 108-23.G.Q. – Every inside and outside stair or porch and any appurtenance thereto shall be safe to use and capable of supporting the load that normal use may cause to be placed thereon and shall be kept in sound condition and good repair. § 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. § 115-4. – 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. § 143-27.A. – At non-pickup times, garbage carts shall be placed in side yards or rear yards and screened from view to the extent practicable. Except as provided herein, garbage carts shall at no time be placed in the front yard of the premises.		

Observation:

§ 108-23.G.Q. – Dilapidated, Collapsing, Rotted, Front Porch Roof.

§ 108-24.D. – Miscellaneous Junk and Debris in Front and Side Yards.

§ 115-4. – Overgrown / Tall Weeds Grass Front, Rear, Side Yards and Easement and Encroaching Pedestrian Sidewalk.

§ 143-27.A. – Waste Cans Stored in Prohibited Location During Non-Collection Time-Frames.

Officer Loeffler presented the case and gave its history. He further explained that as of June 25, 2024, the property is still in non-compliance. The City asked for an Order of Compliance by July 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 # 2024-01466, the respondent be found in violation as cited as of May 26, 2024, and be given until July 10, 2024, to come into compliance or be fined \$15.00 per day, per violation, until found in compliance. Motion carried unanimously.

CASE NO 2024-01512

OFFICER LOEFFLER	729 N LAKEWOOD AVE	MELENDEZ HARRY
Violation Cited: § 108-35. Summary: § 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.		

Observation:

§ 108-35. – Broken Windows (22 Street View & Several Side Windows) and Miscellaneous Junk and Debris in the Back Yard Contributing to an Unsafe & Blighted Effect on the Neighborhood.

Officer Loeffler presented the case and gave its history. He further explained that as of June 25, 2024, the property is still in non-compliance. The City asked for an Order of Compliance by July 10, 2024, or thereafter to be fined \$25.00 per day, until found in compliance.

Member Lewis, seconded by **Member Brennan**, moved that in Case # 2024-01512, the respondent be found in violation as cited as of May 26, 2024, and be given until July 10, 2024, to come into compliance or be fined \$25.00 per day, until found in compliance. Motion Amended.

Member Lewis, seconded by **Member Brennan**, moved that in Case # 2024-01512, the respondent be found in violation as cited as of May 26, 2024, and be given until July 10, 2024, to come into compliance or be fined \$25.00 per day, until found in compliance and, in the event the property becomes vacant, to authorize the City to abate the property and assess the cost to the fine. 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 June 25, 2024, the property is still in non-compliance. The City asked for an extension of the Order Requiring Compliance’s compliance date to July 22, 2024.

Member Lewis, seconded by **Member Brennan**, moved that in Case #2023-03613, the compliance date be extended to July 25, 2024. Motion carried unanimously.

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 June 25, 2024, the property is still in non-compliance. The City asked for an Order Imposing Fine.

Member Lewis, seconded by **Member Schultz**, moved that in Case #2024-00652, the Board imposes fines as of June 13, 2024, as previously set by this Board. 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.

Acting Director Doug Gaines explained that as of June 25, 2024, the property is in compliance. No further action requested.

CASE NO 2024-01041

OFFICER DIAZ	135 LYLE ST	GALVAN JOAQUIN
Violation Cited: §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.

Acting Director Doug Gaines explained that as of June 25, 2024, the property is in compliance. No further action requested.

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 June 25, 2024, the property is still in non-compliance for section 165-3.A. only. The City asked for an Order Imposing Fine.

Member Schultz, seconded by **Member Lewis**, moved that in Case #2024-01216, the Board imposes fines as of June 13, 2024, as previously set by this Board, for the remaining violations. Motion carried unanimously.

COMMENTS

Member Brennan announced his resignation.

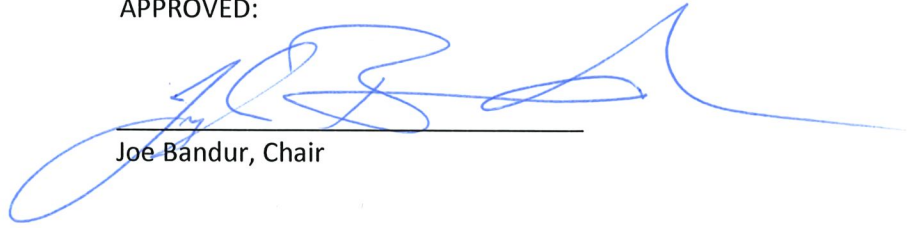
Meeting adjourned at 8:42 p.m.

ATTEST:



Justin Mieras, Code Enforcement Clerk

APPROVED:



Joe Bandur, Chair