



OCOEE CODE ENFORCEMENT BOARD

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

August 27, 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**
None

C. **ORDER OF CONTINUANCE**
None

• PUBLIC COMMENTS

• HEARINGS ON STATEMENT OF VIOLATIONS PURSUANT TO NOTICES OF HEARING

Case Number	Location	Respondent
2024-01994 OFFICER LOEFFLER	1700 LITTLE SPRING HILL DR	NGUYEN KIEU-HANH T HUYNH PHONG DU
2024-02195 OFFICER LOEFFLER	1246 RUSSELL DR	MONKS THOMAS B MONKS KIM
2024-02443 OFFICER LOEFFLER	1617 DORIS ANN CT	LALL HAMENT
2024-02611 OFFICER DIAZ	619 CABORCA CT	HAMED MONJI BEN ZAHMOUL EMNA

• CASE RESOLUTION

Case Number	Location	Respondent
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Regular Code Enforcement Board
August 27, 2024

2023-02819 OFFICER LOEFFLER	1223 BARANOVA RD	SEERAM RAVINDRA SEERAM RUKMANIE
2023-03613 OFFICER TOBE	2703 PLUMBERRY AVE	BARCLAY COURTNEY BARCLAY ANNETTE
2024-01669 OFFICER RODRIGUEZ	50 LEE ST	CHRISTOS ANTONY TRUST 1/2 INT DEBORAH L ANTHONY TRUST 1/2
2024-01885 OFFICER DIAZ	141 LYLE ST	HATAWAY VIRGIL ESTATE CLARK SILVIA H
2024-01993 OFFICER LOEFFLER	477 NORTHERN DURANGO AVE	ZACCARO MARIANN R
2024-02017 OFFICER LOEFFLER	1201 RUSSELL DR	MATOS ANGEL M MATOS PAULA J

• **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
July 23, 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 Fernandez** initiated the moment of silence.

PLEDGE OF ALLEGIANCE: **Member Schultz** 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.

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

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: June 25, 2024, Code Enforcement Board Meeting.

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

CASE NO 2023-03276

OFFICER LOEFFLER	904 DOREEN AVE	RIOS FLORINDA ARIAS RIOS DAISY
Property in Compliance		

CASE NO 2024-02025

OFFICER LOEFFLER	806 URSULA ST	VELAZQUEZ PABLO TORRES BEDA
Property in Compliance		

CASE NO 2024-02072

OFFICER DIAZ	224 MACK ST	MEDINA SERGIO
Property in Compliance		

C. ORDER OF CONTINUANCE:

None.

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 July 23, 2024, the property is still in non-compliance. The City asked for an Order of Compliance by August 22, 2024, or thereafter to be fined \$25.00 per day, until found in compliance.

Respondent Raundra Seeram explained he has performed many corrections but the requested remedial actions keep changing. He expressed the difficulties that he has experienced getting the permit.

Member Fernandez, seconded by Member Lewis, moved that in Case #2023-02819, the Compliance Date be extended to October 21, 2024. Motion Withdrawn.

Member Fernandez, seconded by Member Lewis, moved that in Case #2023-02819, the respondent be found in violation as cited as of October 01, 2023, and be given until October 21, 2024, to come into compliance or be fined \$15.00 per day, until found in compliance. Motion carried unanimously.

CASE NO 2024-00394

OFFICER LOEFFLER	330 LITTLE SPRING HILL DR	COOK, JULIE
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. – Accessory Structure Built in Back Yard; Small House or Shed.

Officer Loeffler presented the case and gave its history. He further explained that as of July 23, 2024, the property is still in non-compliance. The City asked for an Order of Compliance by August 22, 2024, or thereafter to be fined \$50.00 per day, until found in compliance.

Respondent Julie Cook explained they plan to move the shed once they have a new property. They are under contract for a home and is set to close August 22, 2024.

Member Lewis, seconded by **Member Fernandez**, moved that in Case #2024-00394, the respondent be found in violation as cited as of March 05, 2024, and be given until August 26, 2024, to come into compliance or be fined \$25.00 per day, until found in compliance. Motion Amended.

Member Fernandez, seconded by **Member Schultz** moved to Amended the motion to give until September 23, 2024, to come into compliance. Amendment carried unanimously.

Amended motion that in Case #2024-00394, the respondent be found in violation as cited as of March 05, 2024, and be given until September 23 2024, to come into compliance or be fined \$25.00 per day, until found in compliance. Motion carried unanimously.

CASE NO 2024-01669

OFFICER RODRIGUEZ	50 LEE ST	CHRISTOS ANTONY TRUST 1/2 INT DEBORAH L ANTHONY TRUST 1/2
Violation Cited: § 168-6.C.		
Summary: § 168-6.C. – The parking of commercial vehicles on privately owned streets and public road rights-of-way or on any private property which is zoned residential shall be prohibited.		

Observation:

§ 168-6.C. – Various Semi-trucks/Commercial Vehicles Parked/Stored in The Residential Vacant Lot.

Officer Rodriguez presented the case and gave its history. She further explained that as of July 23, 2024, the property is still in non-compliance. The City asked for an Order of Compliance by August 07, 2024, or thereafter to be fined \$25.00 per day, until found in compliance.

Ed Willams representing the property explained they are working on removing the vehicles from the property and expect compliance by August 7th.

Member Lewis, seconded by **Member Schultz**, moved that in Case #2024-01669, the respondent be found in violation as cited as of July 05, 2024, and be given until August 07, 2024, to come into compliance or be fined \$25.00 per day, until found in compliance. Motion carried 3 to 1 with Member Fernandez opposed.

CASE NO 2024-01885

OFFICER DIAZ	141 LYLE ST	HATAWAY VIRGIL ESTATE CLARK SILVIA H
Violation Cited: §51-13., §108-35., §115-3.A.(3) & §115-3.B. Summary: § 51-13. – It shall be a violation to do work related to construction without first obtaining a permit. § 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. § 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:

§ 51-13. – Tree Removal Without Required Permits, Plans, Approval and Inspections

§ 108-35. – Property Is Vacant, Property Is Attractive Nuisance to Homeless and Squatter`s.

§ 115-3.A.(3) – Miscellaneous Trash and Debris, Tree Limbs, Tires, Recliner Chair, Camper Top for Pickup Truck and Trash from Food Containers, Homeless Activity.

§ 115-3.B. – Excessive Overgrown Grass and Weeds Throughout the Property.

Officer Diaz presented the case and gave its history. She further explained that as of July 23, 2024, the property is still in non-compliance. The City asked for an Order of Compliance by August 07, 2024, or thereafter to be fined \$75.00 per day, per violation, until found in compliance. The officer further asked for permission to abate the property should the property become vacant.

Respondent Ruth Hataway, as translated by Shannon Page and Morgan Dinkelacker, City provided American Sign Language to English translator from ASL Services, explained the damages were not done by her. She further explained her plans to have the property go through probate and then sell the property.

Member Lewis moved that in Case #2024-01885, the respondent be found in violation as cited as of June 24, 2024, and be given until August 22, 2024, to come into compliance or be fined \$50.00 per day, per violation, 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 Amended.

Member Lewis, seconded by Seconded Fernandez, moved that in Case #2024-01885, the respondent be found in violation as cited as of June 24, 2024, and be given until August 22, 2024, to come into compliance or be fined \$15.00 per day, per violation, 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 2024-01993

OFFICER LOEFFLER	477 NORTHERN DURANGO AVE	ZACCARO MARIANN R
Violation Cited: §165-3.A. & §168-6.B.(1) Summary: § 165-3.A. – No person shall keep any abandoned or junk vehicle on any public property or any private property within the corporate limits of the city		

§ 168-6.B.(1) – No owner, private property, shall consent to the parking or storing of vehicles on non-improved surfaces of the property.

Observation:

§ 165-3.A – Green Wagon SUV, Front Yard Edge, Tall Weeds and Grass Underneath and Around, Covered in Film of Dirt, Leaves and Seeds.

§ 168-6.B.(1) – Vehicle(S) Parked on Non-Surfaced Portion of Dirt / Grass

Officer Loeffler presented the case and gave its history. He further explained that as of July 23, 2024, the property is still in non-compliance. The City asked for an Order of Compliance by August 07, 2024, or thereafter to be fined \$25.00 per day, per violation, until found in compliance.

Car Owner Anthony Zaccaro argued the vehicle is physically operable and explained he is attempting to sell it.

Respondent Mariann Zaccaro further expressed the vehicle is operational and argued there are many vehicles parked in the grass in this area.

Member Fernandez, seconded by Member Schultz, moved that in Case #2024-01993, the respondent be found in violation as cited as of June 23, 2024, and be given until August 22, 2024, to come into compliance or be fined \$10.00 per day, per violation, until found in compliance. Motion carried unanimously.

CASE NO 2024-02017

OFFICER LOEFFLER	1201 RUSSELL DR	MATOS ANGEL M MATOS PAULA J
Violation Cited: §108-35. & §115-4. 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. § 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:

§ 108-35. – Piles of Sand Left Behind from Last Code Action Now Eroding onto Sidewalk Unsafe for Pedestrians Public Nuisance

§ 115-4. – Overgrown Tall Weeds and Grass

Officer Loeffler presented the case and gave its history. He further explained that as of July 23, 2024, the property is still in non-compliance. The City asked for an Order of Compliance by August 07, 2024, or thereafter to be fined \$25.00 per day, per violation, until found in compliance. The officer further asked for permission to abate the property should the property become vacant.

Member Lewis, seconded by Member Fernandez, moved that in Case #2024-02017, the respondent be found in violation as cited as of June 30, 2024, and be given until August 07, 2024, to come into compliance or be fined \$25.00 per day, per violation, 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 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 explained that as of July 23, 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 #2024-00026, the Board imposes fines as of July 11, 2024, as previously set by this Board. 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 explained that as of July 23, 2024, the property is in compliance. No further action requested.

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 explained that as of July 23, 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 #2024-01466, the Board imposes fines as of July 11, 2024, as previously set by this Board. 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 explained that as of July 23, 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 #2024-01512, the Board imposes fines as of July 11, 2024, as previously set by this Board. 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.

Acting Support Services Director Doug Gaines explained that as of July 23, 2024, the property is in compliance. No further action requested.

COMMENTS

Member Schultz asked for clarification on similar issues on ne

Member Lewis

Meeting adjourned at 8:47 p.m.

ATTEST:

APPROVED:

Justin Mieras, Code Enforcement Clerk

Joe Bandur, Chair