

CITY OF OCOEE
Code Enforcement Board
August 27, 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 Mann** 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, Mann, Schultz, & Fernandez.

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

ABSENT: Member 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:** July 23, 2024, Code Enforcement Board Meeting.

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

CASE NO 2024-02611

OFFICER DIAZ	619 CABORCA CT	HAMED MONJI BEN ZAHMOUL EMNA
Property in Compliance		

C. **ORDER OF CONTINUANCE:**

CASE NO 2024-01994

OFFICER LOEFFLER	1700 LITTLE SPRING HILL DR	NGUYEN KIEU-HANH T HUYNH PHONG DU
Continued		

Member Lewis, seconded by **Member Mann**, 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 2024-02195

OFFICER LOEFFLER	1246 RUSSELL DR	MONKS THOMAS B MONKS KIM
Violation Cited: §108-24.D. Summary: §108-24.D. – Prohibits use of a residential property for the storage of any abandoned motor vehicle, ice box, refrigerator, stove, glass, building material, building rubbish or similar items.		

Observation:

§108-24.D. – Junk Debris Trash Landscape Debris Front Yard / Easement; Warning Issued by Public Works Staff.

Officer Loeffler presented the case and gave its history. He further explained that as of August 27, 2024, the property is still in non-compliance. The City asked for an Order of Compliance by September 11, 2024, or thereafter to be fined \$25.00 per day until found in compliance.

Member Lewis, seconded by **Member Mann**, moved that in Case #2024-02195, the respondent be found in violation as cited as of July 11, 2024, and be given until September 11, 2024, to come into compliance or be fined \$25.00 per day until found in compliance. Motion carried unanimously.

CASE NO 2024-02443

OFFICER LOEFFLER	1617 DORIS ANN CT	LALL HAMENT
Violation Cited: §115-3.B. 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.		

Observation:

§115-3.B. – Overgrown Tall Weeds and Grass Surrounding Dilapidated Shed.

Officer Loeffler presented the case and gave its history. He further explained that as of August 27, 2024, the property is still in non-compliance. The City asked for an Order of Compliance by September 11, 2024, or thereafter to be fined \$25.00 per day until found in compliance.

Member Lewis, seconded by **Member Fernandez**, moved that in Case #2024-02443, the respondent be found in violation as cited as of July 28, 2024, and be given until September 11, 2024, to come into compliance or be fined \$15.00 per day until found in compliance. Motion carried unanimously.

CASE RESOLUTION

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 explained that as of August 27, 2024, the property is in compliance. No further action requested.

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

Acting Director Doug Gaines explained that as of August 27, 2024, the property is still in non-compliance. The City asked for an Order Imposing Fine.

Member Schultz, seconded by **Member Lewis**, moved that in Case #2023-03613, the Board imposes fines as previously set by this Board. 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.

Acting Director Doug Gaines explained that as of August 27, 2024, the property is in compliance. No further action requested.

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.

Acting Director Doug Gaines explained that as of August 27, 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 #2024-01885, the Board imposes fines as previously set by this Board. 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 explained that as of August 27, 2024, the property is still in non-compliance. The City asked for an Order Imposing Fine.

Member Fernandez, seconded by Member Mann, moved that in Case #2024-01993, the Board imposes fines as previously set by this Board. 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 explained that as of August 27, 2024, the property is still in non-compliance of section 108-35. The City asked for an Order Imposing Fine for one violation.

Member Lewis, seconded by Member Fernandez, moved that in Case #2024-02017, the Board imposes fines as previously set by this Board. Motion carried unanimously.

COMMENTS

Acting Support Services Director Doug Gaines announced, as of October 1st, 2024, Code Enforcement is moving under the Police Department. The Code Officers will remain the same but a new administrative staff is being assigned. Doug Gaines and Clerk Mieras will cease to be involved with this Board after a new Clerk is trained.

Meeting adjourned at 7:25 p.m.

ATTEST:

APPROVED:



Justin Mieras, Code Enforcement Clerk



Joe Bandur, Chair