



OCOEE CODE ENFORCEMENT BOARD

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

October 22, 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)
2024-01994 OFFICER LOEFFLER	1700 LITTLE SPRING HILL DR	NGUYEN KIEU-HANH T HUYNH PHONG DU

C. ORDER OF CONTINUANCE

None

• PUBLIC COMMENTS

• HEARINGS ON STATEMENT OF VIOLATIONS PURSUANT TO NOTICES OF HEARING

Case Number	Location	Respondent
2024-00975 OFFICER RODRIGUEZ	1010 SHADY MAPLE CIR	GRAYS MARK SR GRAYS ERIKA
2024-01317 OFFICER LOEFFLER	1561 DUSTY PINE DR	FERMAINT EDWIN JR FERMAINT MONICA
2024-01933 OFFICER RODRIGUEZ	901 RIDGEFIELD AVE	BAUTISTA NAVARRO FEBE E
2024-02499 OFFICER RODRIGUEZ	814 STARKE LAKE CIR	GROTEFEND DALLIN EDWARD DOBSON MEGAN JANE

2024-02555 OFFICER RODRIGUEZ	1409 SNOWDEN ST	BARRAGAN BROTHERS PROPERTIES LLC
2024-02826 OFFICER RODRIGUEZ	1324 VICKERS LAKE DR	CLARKE SHARON CASSANOVA ORRIN
2024-02875 OFFICER RODRIGUEZ	835 CHICAGO AVE	MARTIN LOU ELLEN LIFE ESTATE REM: WILLIAM B BURCH REM: SCOTT STORY BURCH REM:ALYSON D BURCH
2024-03351 OFFICER RODRIGUEZ	719 CRYSTAL DR	VARGAS ARTURO VEGA
2024-03438 OFFICER LOEFFLER	131 MOBILE LN	GONZALEZ LOPEZ DONIS EDVIN GONZALEZ VASQUEZ SONIA BEATRIZ

• **CASE RESOLUTION**

Case Number	Location	Respondent
2024-01677 OFFICER TOBE	5001 WATER WHEEL CT	JEAN WILNOR JEAN GERLYNE
2024-02561 OFFICER TOBE	2265 TWISTED PINE RD	MCGOWAN DEBRA A
2024-02790 OFFICER LOEFFLER	1500 MAUREEN AVE	ADAIR RICKEY T LIFE ESTATE REM: CAROL S PEIFER
2024-03000 OFFICER LOEFFLER	1213 ADELEIDE CT	MEDINA MARIA H
2024-03025 OFFICER LOEFFLER	2919 CARDASSI DR	SAINT-HILAIRE CHIMENE

• **NOVEMBER MEETING DISCUSSION**

• **BOARD COMMENTS**

• **ADJOURNMENT**

Regular Code Enforcement Board
October 22, 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.

CITY OF OCOEE
Code Enforcement Board
September 24, 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 Smalldon** 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, & Smalldon.

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: Mann & Fernandez.

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: August 27, 2024, Code Enforcement Board Meeting.

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

CASE NO 2024-02088

OFFICER LOEFFLER	1504 STARFIRE LN	YU CHUNSHENG
Property in Compliance		

CASE NO 2024-02546

OFFICER TOBE	2438 STRICKER DR	PRINGLE DONNELL PRINGLE MICHELLE
Property in Compliance		

CASE NO 2024-02648

OFFICER LOEFFLER	905 WURST RD	GOMEZ PAXTOR CARLOS HUMBERTO SOTO GONZALEZ FLORA MARIBEL
Property in Compliance		

CASE NO 2024-02735

OFFICER LOEFFLER	568 3RD AVE	DESROSIERS MARIE JOSIANE
Property in Compliance		

CASE NO 2024-02765

OFFICER LOEFFLER	130 PARKER COVE CT	CARDE-GOMEZ LUIS D
Property in Compliance		

CASE NO 2024-02786

OFFICER LOEFFLER	1202 WILLOW CREEK RD	PATTILLO CHELSEA A
Property in Compliance		

C. ORDER OF CONTINUANCE:

None.

Member Lewis, seconded by ***Member Schultz***, 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 2024-01677**

OFFICER TOBE	5001 WATER WHEEL CT	JEAN WILNOR JEAN GERLYNE
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. – Unpermitted construction on rear of home

Officer Tobe presented the case and gave its history. He further explained that as of September 24, 2024, the property is still in non-compliance. The City asked for an Order of Compliance by October 09, 2024, or thereafter to be fined \$25.00 per day until found in compliance.

Member Lewis, seconded by **Member Schultz**, moved that in Case #2024-01677, the respondent be found in violation as cited as of August 23, 2024, and be given until October 09, 2024, to come into compliance or be fined \$25.00 per day until found in compliance. Motion carried unanimously.

CASE NO 2024-02518

OFFICER DIAZ	307 BAY STREET	HICKES BIBI WAHEEDA
Violation Cited: §51-13., § 119-28.B., § 165-4. & §168-6.B.(1)		
Summary: § 51-13. – It shall be a violation to do work related to construction without first obtaining a permit. § 119-28.B. – Citizens with a home occupation are required to obtain a license in accordance with this section. § 165-4. – Non-operational vehicles are considered abandoned and vehicles missing valid registered license plates are considered non-operating. § 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:

§ 51-13. – Installed Illegal Driveway Without Required Permits, Plans, Approval and Inspections.

§ 119-28.B. – Running an Auto and Body Shop at The Residence, Using Shed for Office, Without A Local Business Tax Certificate. Over 10 Wrecked Vehicles in Back of Property.

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

§ 168-6.B.(1) – Vehicle(S) Routinely Parked / Stored on Unsurfaced Yard.

Officer Diaz presented the case and gave its history. She further explained that as of September 24, 2024, the property is still in non-compliance. The City asked for an Order of Compliance by October 09, 2024, or thereafter to be fined \$50.00 per day, per violation, until found in compliance.

Respondents Clifford and Bibi Hickes explained they will work on removing the vehicles and that the gravel existed before they purchased the home.

Member Lewis, seconded by **Member Smalldon**, moved that in Case #2024-02518, the respondent be found in violation as cited as of August 09, 2024, and be given until October 24, 2024, to come into compliance or be fined \$50.00 per day, per violation, until found in compliance. Motion carried unanimously.

CASE NO 2024-02561

OFFICER TOBE	2265 TWISTED PINE RD	MCGOWAN DEBRA A
Violation Cited: § 115-3.A.(1)		
Summary: § 115-3.A.(1) – declares dead, diseased, decaying and unsafe trees or any limb or other portion thereof to be a nuisance and menace to public health, safety and welfare		

Observation:

§ 115-3.A.(1) – Dead Tree In Back Yard

Officer Tobe presented the case and gave its history. He further explained that as of September 24, 2024, the property is still in non-compliance. The City asked for an Order of Compliance by October 09, 2024, or thereafter to be fined \$25.00 per day until found in compliance.

Member Schultz, seconded by **Member Lewis**, moved that in Case #2024-02561, the respondent be found in violation as cited as of August 14, 2024, and be given until October 09, 2024, to come into compliance or be fined \$25.00 per day until found in compliance. Motion carried unanimously.

CASE NO 2024-02790

OFFICER LOEFFLER	1500 MAUREEN AVE	ADAIR RICKEY T LIFE ESTATE REM: CAROL S PEIFER
Violation Cited: § 108-24.D. & § 168-6.B.(1) Summary: § 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. § 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:

§ 108-24.D. – Old Appliances, Scrap, Parts, Supplies, Tools, Equipment, Untagged Vehicles Littering Front Yard, Side Yards and Driveway

§ 168-6.B.(1) – Vehicles Parked Upon Non-Surfaced Portions of Grass / Dirt Yard

Officer Loeffler presented the case and gave its history. He further explained that as of September 24, 2024, the property is still in non-compliance. The City asked for an Order of Compliance by October 09, 2024, or thereafter to be fined \$25.00 per day until found in compliance.

Respondent Rick Adair protested about the similar issues with his neighbor's properties. Specifically, 901 for a camper on the property and adding a driveway without permits.

Member Lewis, seconded by **Member Schultz**, moved that in Case #2024-02790, the respondent be found in violation as cited as of August 18, 2024, and be given until October 09, 2024, to come into compliance or be fined \$25.00 per day until found in compliance. Motion carried unanimously.

CASE NO 2024-03000

OFFICER LOEFFLER	1213 ADELEIDE CT	MEDINA MARIA H
Violation Cited: § 6-4.H.(6)(b), § 108-24.D., § 143-27.A., & § 165-3.A. Summary: § 6-4.H.(6)(b) – Trailers of all types shall not be parked or stored for more than 48 hours in a residential district unless it is located behind the front yard building line and screened with a six-foot high opaque fence with a gate. § 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. § 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. § 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) – Trailers Parked / Stored in Prohibited Locations

§ 108-24.D. – Misc. Tools, Parts, Equipment, Debris Littering Property

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

§ 165-3.A. – Non-Operations Vehicles on Property

Officer Loeffler presented the case and gave its history. He further explained that as of September 24, 2024, the property is still in non-compliance. The City asked for an Order of Compliance by October 09, 2024, or thereafter to be fined \$25.00 per day, per violation, until found in compliance.

Member Schultz, seconded by Member Smalldon, moved that in Case # 2024-03000, the respondent be found in violation as cited as of September 05, 2024, and be given until October 09, 2024, to come into compliance or be fined \$25.00 per day, per violation, until found in compliance. Motion carried unanimously.

CASE NO 2024-03025

OFFICER LOEFFLER	2919 CARDASSI DR	SAINT-HILAIRE CHIMENE
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. – Retaining Wall Construction Without Permit. Verified No Permit

Officer Loeffler presented the case and gave its history. He further explained that as of September 24, 2024, the property is still in non-compliance. The City asked for an Order of Compliance by October 09, 2024, or thereafter to be fined \$25.00 per day until found in compliance.

Member Schultz, seconded by Member Smalldon, moved that in Case #2024-03025, the respondent be found in violation as cited as of September 01, 2024, and be given until October 09, 2024, to come into compliance or be fined \$25.00 per day until found in compliance. Motion carried unanimously.

CASE RESOLUTION**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 explained that as of September 24, 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 #2024-00394, the Board imposes fines as of September 24, 2024, as previously set by this Board. Motion carried unanimously.

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 explained that as of September 24, 2024, the property is still in non-compliance. The City asked for an Order Imposing Fine.

Member Lewis, seconded by Member Smalldon, moved that in Case #2024-02195, the Board imposes fines as of September 12, 2024, as previously set by this Board. 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 explained that as of September 24, 2024, the property is still in non-compliance. The City asked for an Order Imposing Fine.

Member Lewis, seconded by Member Smalldon, moved that in Case #2024-02443, the Board imposes fines as of September 12, 2024, as previously set by this Board. Motion carried unanimously.

COMMENTS

Code Enforcement Clerk Mieras noted that the November Meeting is scheduled for the Tuesday before Thanksgiving. **Code Enforcement Clerk Mieras will add “November Meeting Discussion” to the October Agenda** during which the City will ask the board members for their attendance plans and ask the Board for a consensus to have the November meeting or for a vote to cancel the meeting based on expected quorum.

Code Enforcement Clerk Mieras, regarding Code Enforcement’s move to the Police Department, introduced **Sergeant Beck** who will be in a supervisor role for Code Enforcement and **Michele Schramm** who will be a Deputy Code Enforcement Clerk.

Meeting adjourned at 7:50 p.m.

ATTEST:

APPROVED:

Justin Mieras, Code Enforcement Clerk

Joe Bandur, Chair