

CITY OF OCOEE
Code Enforcement Special Magistrate
March 20, 2025

CALL TO ORDER

Code Enforcement Clerk Maiya Decruiz called the Code Enforcement Special Magistrate Hearing to order at 11:00 a.m. in the Commission Chambers of City Hall, located at 1 North Bluford Ave, Ocoee, Florida.

SWEARING IN OF WITNESSES

Code Enforcement Clerk Maiya Decruiz administered the oath to the Code Enforcement Officers and to anyone intending to speak regarding a case presented today.

NEW CASES

CASE NO 2025-00616

OFFICER DIAZ	750 S BLUFORD AVE	PLAZA RANCHITO ABDEL HALIM, RAFIK
Violation Cited: §119-2. Summary: §119-2. It shall be unlawful for any person to engage in any business, occupation or profession within the City without a license issued hereunder or upon a license issued upon false statements made by any person or on behalf of such a person. In any prosecution under this section, the fact that such a person is conducting such a business shall be prima facia evidence of a violation hereof.		

Observation:

§119-2. Operating a mobile food without a local business tax certificate.

Officer Diaz presented the case and gave its history. She further explained that as of March 20, 2025, the property has come into compliance but, as the violation was a repeat violation the City asks for an Order Imposing Fine of \$500.00 per day the property was in violation.

Respondent Iliana Cisneros confirmed that the property was operating a food truck without a license, and she explained that property had come into compliance on February 23, 2025, the same day the violation was found.

Conclusion:

Special Magistrate James A. Fowler ordered *that in Case in #2025-00616, the respondent be found in violation as cited as of February 23, 2025, and be fined \$500.00 per day that the property was in violation.*

CASE NO 2024-04385

OFFICER DIAZ	924 S BLUFORD AVE	BURCH, STEPHANIE, REGISTERED AGENT CONCEPT REAL PROPERTY HOLDINGS LLLP
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. – There is a sign facing east on Bluford Ave without the required permits, plans, approval and inspection. The sign was not permitted.

Officer Diaz presented the case and gave its history. She further explained that as of March 20, 2025, the property is still in non-compliance. The City asked for an Order of Compliance within 14 days, or thereafter to be fined \$100.00 per day until the property comes into compliance.

Conclusion:

Special Magistrate James A. Fowler ordered that in Case in #2024-04385, the respondent be found in violation as cited as of December 09, 2024, and be given until April 03, 2025, to come into compliance or be fined \$100.00 per day until found in compliance.

CASE RESOLUTION

None.

ADJOURNMENT

Meeting adjourned at 11:12 p.m.


Prepared by: **Maiya Decruiz**

Code Enforcement Clerk


Reviewed by: **James A. Fowler**

Code Enforcement Hearing Special Magistrate