

CITY OF OCOEE
Code Enforcement Special Magistrate
May 15, 2025

CALL TO ORDER

Special Magistrate James A. Fowler 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.

DISMISSAL OR COMPLIANCE

CASE NO 2024-04261

OFFICER DIAZ	11241 W COLONIAL DR	SHAH NIKESH SNS VENTURES LLC
Case Dismissed		

CASE NO 2024-04688

OFFICER LOEFFLER	894 MARLENE DR	TREANOR ELLEN V TREANOR DAVID W
Case in Compliance		

CASE NO 2025-00194

OFFICER DIAZ	89 SAND DOLLAR KEY DR	BALTAZAR RODRIQUEZ DIAMENTINA LABORICO NANCY
Case in Compliance		

CASE NO 2025-00236

OFFICER LOEFFLER	1911 LADY AVE	PARRIS MELISSA BARATH LASZIO
Case in Compliance		

CASE NO 2025-00788

OFFICER LOEFFLER	1897 LESLIE ANN LN	LANDRON DEBBIE MILLER
Case Dismissed		

CONTINUED

CASE NO 2024-04597

OFFICER LOEFFLER	1291 DUSTY PINE DR	BARSH JO A BARSH GERALD I
Continued to June 19, 2025		

CASE NO 2025-00043

OFFICER LOEFFLER	1309 DUSTY PINE DR	STAFFNEY AWANDA
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NEW CASES

CASE NO 2024-04261

OFFICER LOEFFLER	1898 LADY AVE	REYES MYRNA R LICONA WILMAN RENAN
<p>Violation Cited: §51-13., §119-2.</p> <p>Summary: §51-13. – It shall be a violation to do work related to construction without first obtaining a permit. §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 person. In any prosecution under this section, the fact that such person is conducting such business shall be prima facie evidence of a violation hereof.</p>		

Observation:

§51-13. – Built A Shed in Backyard Without the Required Permits.

§119-2. – Operating a Home-Based Business “Mr. Pinatas” Without an Occupational License or Business Tax Receipt and Changes the Character of the Neighborhood.

Officer Loeffler presented the case and gave its history. He further explained that as of May 15, 2025, the property is still in non-compliance. The City asked for an Order of Compliance within 30 days, or thereafter to be fined \$25.00 per day, per violation, until the property comes into compliance.

Respondent Myrna Reyes spoke and stated that she applied for the permit for the shed and she applied for the permit this week and on May 14th she applied for her LBT license.

Conclusion:

Special Magistrate James A. Fowler ordered that in Case #2025-04261, the respondent be found in violation as cited as of November 19, 2024, and be given until June 14, 2025, to come into compliance or be fined \$25.00 per day until found in compliance.

CASE NO 2024-04354

OFFICER LOEFFLER	349 N CUMBERLAND AVE	REM: JOHN T ZOLEL ZOSEL THOMAS G LIFE ESTATE
<p>Violation Cited: §108-35.</p> <p>Summary: §108-35. – When nuisance conditions or hazards degenerate or cumulatively impact on structures, dwellings or other buildings regulated by the Minimum Standards Codes, to the extent that repair, removal, securing or demolition is necessary for the public health, safety and welfare</p>		

Observation:

§ 108-35. – An Unsafe Structure with Junk and Debris Littering the Interior and Exterior of the Property.

Officer Loeffler presented the case and gave its history. He further explained that as of May 15, 2025 the property is still in non-compliance. The City asked for an Order of Compliance within 30 days, or thereafter to be fined \$100.00 per day, per violation, until the property comes into compliance.

Respondent Thomas Zosel spoke and confirmed that he does live at the property. He claimed he is retiring at the end of May, and he is asking for more time to clean the property and to move. He stated that the property had been cleaned a little and the car was removed. He initially asked for an extension of 5 to 6 months so he could retire, move and demolish the property, however after further discussion he agreed to an extension of two months to move out of the property.

Conclusion:

Special Magistrate James A. Fowler ordered that in Case #2024-04354, the respondent be found in violation as cited as of November 21, 2024, and be given until July 14, 2025, to come into compliance or be fined \$100.00 per day until found in compliance.

CASE NO 2024-04441

OFFICER LOEFFLER	1903 SHARI LYNN TER	KILLEN DONDRA W
<p>Violation Cited: §143-27. A., & §165-3. A.</p> <p>Summary: §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.</p>		

Observation:

§ 143-27. A. – Waste Cans in Prohibited Location During Non-Collection Times.
 §165-3. A. – Two Vehicles Parked in the Yard with Evidence of Non-Operation.

Officer Loeffler presented the case and gave its history. He further explained that as of May 15, 2025, the property is still in non-compliance. The City asked for an Order of Compliance within 15 days, or thereafter to be fined \$25.00 per day, per violation, until the property comes into compliance.

Respondent Jon Anos spoke and stated that the vehicles were functional but were not moved due to the limited space of his garage and property and he did want too many cars on the street, and he was not aware of the ordinance. He claims that he is moving and will be leaving the property in 6 months. He did mention that the debris had been cleaned.

Conclusion:

Special Magistrate James A. Fowler ordered that in Case #2025-04261, the respondent be found in violation as cited as of December 03, 2024, and be given until June 14, 2025, to come into compliance or be fined \$25.00 per day until found in compliance.

CASE NO 2025-00516

OFFICER LOEFFLER	880 SATIN LEAF CIR	LONA ELIZABETH JAIME BAUSTISTA NAVARRO SAMMY ELIONAI
<p>Violation Cited: §§119-28. B. (1)(2)(3)(7)., §168-6. C., §6-4. H. (6)(a)(b)., §5-1. E. (1)(a)., & §51-13.</p>		

Summary:

§119-28. B. (1)(2)(3)(7). – Home occupation rules and regulations

§168-6. C. – The parking of commercial vehicles; camping/travel trailers; hauling trailers; recreational vehicles (RV); boats or camping vehicles on privately owned streets and public road rights-of-way or on any private property which is zoned residential shall be prohibited. Additionally, construction and lawn equipment trailers and vehicles shall not be parked in the front yard or the road right-of-way.

§6-4. H. (6)(a)(b). – No more than one commercial vehicle, under one and one-half-ton, allowed on the premises and 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.

§5-1. E. (1)(a). – No land shall hereafter be used or occupied unless in conformity with all of the regulations herein specified for the district in which it is located.

§51-13. – It shall be a violation to do work related to construction without first obtaining a permit.

Observation:

§119-28. B. (1)(2)(3)(7). – Changed The Residential Character of the Neighborhood.

§168-6. C. – Oversized Vehicles on the Property.

§6-4. H. (6)(a)(b). – Prohibited Number of Trailers Stored on the Property.

§5-1. E. (1)(a). – Using A Residential Zoned Property for Business Activity.

§51-13. – Constructing A Tall Structure in the Backyard.

Officer Loffler presented the case and gave its history. He further explained that as of May 15, 2025, the property is still in non-compliance. The City asked for an Order of Compliance within 30 days, or thereafter to be fined \$25.00 per day, per violation, until the property comes into compliance.

Respondent Sammy Bautista spoke and mentioned that all the violations exist and that the violations were found due to his neighbor complaining and that’s he is currently in a dispute with said neighbor. He argued in regard to violation §6-4. H. (6)(a)(b). that he could have two trailers on the property. He agreed that he would need 30 days to bring his property into compliance.

Conclusion:

Special Magistrate James A. Fowler ordered *that in Case #2025-00516, the respondent be found in violation as cited as of February 19, 2025, and be given until June 14, 2025, to come into compliance or be fined \$25.00 per day until found in compliance.*

CASE NO 2025-00336

OFFICER TOBE	6821 MILL STREAM RD	BROWN DANDRE OMAR
<p>Violation Cited: §51-13.</p> <p>Summary: §51.13. – It shall be a violation to do work related to construction without first obtaining a permit.</p>		

Observation:

§ 51-13. – Unpermitted Construction Being Done to the Home.

Officer Tobe presented the case and gave its history. He further explained that as of May 15, 2025, the property is still in non-compliance. The City asked for an Order of Compliance within 15 days, or thereafter to be fined \$25.00 per day, per violation, until the property comes into compliance.

Respondent Dandre Brown spoke and states that he hired a permit company and spoke to his architecture regarding

this violation. Additionally he spoke to the Building Department 15 days ago to apply for the permit for construction. He asked for the City for 75 days to come into compliance.

Conclusion:

Special Magistrate James A. Fowler ordered that in Case #2025-00336, the respondent be found in violation as cited as of February 05, 2025, and be given until July 14, 2025, to come into compliance or be fined \$25.00 per day until found in compliance.

CASE NO 2025-00921

OFFICER RODRIGUEZ	1030 FEATHERSTONE CIR	DIAZ MERCEDES
Violation Cited: §115-3. C., §108-23. O., & §165-4. B.		
Summary: §115-3. C. – No person shall allow their pool to become or remain in an abandoned, unsafe, or unsanitary condition. §108-23. O. – Screens on windows and doors shall be stretched and fitted and maintained without open rips or tears §165-4. B. – Non-operational vehicles are considered abandoned and vehicles missing valid registered license plates are considered non-operating.		

Observation:

§115-3. C. - Inoperable/Abandoned Swimming Pool.
§108-23. O. – Torn Pool Screen.
§165-4. B. – Untagged Vehicle Parked on the Property.

Officer Rodriguez presented the case and gave its history. She further explained that as of May 15, 2025, the property is still in non-compliance for violations §115-3. C. and §108-23. O., and that the property has come into compliance for violation §165-4. B as the vehicle was moved. The City asked for an Order of Compliance within 15 days, or thereafter to be fined \$50.00 per day, per violation, until the property comes into compliance.

Conclusion:

Special Magistrate James A. Fowler ordered that in Case #2025-04261, the respondent be found in violation as cited as of March 26, 2025, and be given until May 30, 2025, to come into compliance or be fined \$25.00 per day until found in compliance.

CASE NO 2024-04596

OFFICER LOEFFLER	1285 DUSTY PINE DR	SHAH HARDIK
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. – Installed Brick/Pavers and Artificial Grass Without the Required Permits.

Officer Loeffler presented the case and gave its history. He further explained that as of May 15, 2025, the property is still in non-compliance. The City asked for an Order of Compliance within 30 days, or thereafter to be fined \$25.00 per day, per violation, until the property comes into compliance.

Conclusion:

Special Magistrate James A. Fowler ordered that in Case #2024-04596, the respondent be found in violation as cited as of December 19, 2024, and be given until June 14, 2025, to come into compliance or be fined \$25.00 per day until found in compliance.

CASE NO 2025-00925

OFFICER LOEFFLER	1612 DOREEN AVE	MEDINA DE OCHOA BERONICA JULISSA OCHOA MANUEL M
Violation Cited: §168-4. A. (1)(16), & §6-4. H. (6)(b). Summary: §168-4. A. (1)(16). – Parking is prohibited in grassed or landscaped portions of all public and private roadways and rights-of-way except along streets with a width of less than 22 feet. §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.		

Observation:

§168-4. A. (1)(16). – Vehicles Parked on the Grass/Easement.
§6-4. H. (6)(b). – Trailer Parked in a Prohibited Location.

Officer Loffler presented the case and gave its history. He further explained that as of May 15, 2025 the property is still in non-compliance. The City asked for an Order of Compliance within 15 days, or thereafter to be fined \$25.00 per day, per violation, until the property comes into compliance.

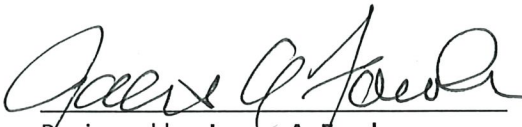
Conclusion:

Special Magistrate James A. Fowler ordered that in Case #2025-04261, the respondent be found in violation as cited as of March 26, 2025, and be given until May 30, 2025, to come into compliance or be fined \$25.00 per day until found in compliance.

ADJOURNMENT

Meeting adjourned at 12:21 p.m.


Prepared by: **Maiya Decruiz**
Code Enforcement Clerk


Reviewed by: **James A. Fowler**
Code Enforcement Hearing Special Magistrate