

**CITY OF OCOEE**  
**Code Enforcement Special Magistrate**  
**August 21, 2025**

**CALL TO ORDER**

**Special Magistrate Fowler** called the Code Enforcement Special Magistrate Hearing to order at 1:00 p.m. in the Commission Chambers of City Hall, located at 1 North Bluford Ave, Ocoee, Florida.

**SWEARING IN OF WITNESSES**

**Code Enforcement Clerk 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 2025-02538**

OFFICER DIAZ	3200 OLD WINTER GARDEN RD APT 1523	ADVENIR LLC KO LAWYERS RA ADVENIR AT THE OAKS LLC
Property in Compliance		

**NEW CASES**

**CASE NO 2025-01155**

OFFICER DIAZ	9401 W COLONIAL DR	BLUETT, MARY LISA REGISTERED AGENT WEST OAKS MALL FL LLC
Violation Cited: §115-3. A. (3)., §6-4. H. (3)., §6-14. C. (J) II., & §6-10. H. (1)(2). Summary: §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. §6-4. H. (3) - All off-street parking spaces shall be clearly defined and maintained in a manner that parking spaces, pavement markings, turn arrows, etc., are always easily discernible. §6-14. C. (J) II. - Service, delivery, and dumpster areas shall be located at the rear or side of the building and substantially screened with masonry walls and opaque landscaping §6-10. H. (1)(2). - The owner of a property shall be responsible for the maintenance of all landscaping and plants and shall keep it in good condition so as to present a neat, healthy, and orderly appearance free of refuse and debris		

**Observation:**

- §115-3. A. (3). – Dead Palm Trees at the Entrance of the Mall.
- §6-4. H. (3) – Failed to Maintain the Striping on the Parking Spaces and Turn Arrows
- §6-14. C. (J) II. – Inoperable Irrigation
- §6-10. H. (1)(2) – Landscaping Has Been Unmaintained.

**Officer Diaz** presented the case and gave its history. She further explained that as of August 21, 2025, the property is still in non-compliance for §6-14. C. (J) II., §6-4. H. (3)., and §6-4. H. (3)., however, the property has come into compliance for 115-3. A. (3). The City asked for an Order of Compliance and Imposing by January 05, 2026, or thereafter to be fined \$150.00 per day, per violation, until the property comes into compliance.

**Respondents Lisa Bluett and Litza Pease** presented a map that details 5-month plan to remove and replace the irrigation system. They advised that they will need a year to fix the irrigation and remaining violations as the property is

53 acres and it will take time to bring it completely into compliance.

**Conclusion:**

Special Magistrate Fowler ordered that in Case #2025-01155, the respondent be found in violation as cited as of April 18, 2025, and be given until August 22, 2026, to come into compliance or be fined \$150.00 per day until found in compliance.

**CASE NO 2025-01517**

OFFICER DIAZ	2707 REW CIR	SCHREIBER, GRANT, RESGITERD AGENT SOUTHEASTERN CREDIT UNION SOULTIONS LLC
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. – Using The Front of the Property for Storage or Parking of Vehicles. Installed Concrete and Removed the Shrubs from The Front of the Property Without the Required Permits, Plans, Approval and Inspections.

**Officer Diaz** presented the case and gave its history. She further explained that as of August 21, 2025, the property is still in non-compliance. The City asked for an Order of Compliance and Imposing by September 22, 2025, or thereafter to be fined \$150.00 per day, per violation, until the property comes into compliance.

**Respondent Grant Schreiber** installed the pavers in November 2024 right after the last hurricane. He advised that he was unaware that he needed a permit to install pavers and because the property is commercial, he would need contractor to install the pavers. He further advised that at the time of the hearing he has submitted a permit application with the City, and he is currently awaiting its approval.

**Conclusion:**

Special Magistrate Fowler ordered that in Case #2025-01517, the respondent be found in violation as cited as of May 13, 2025, and be given until September 22, 2025, to come into compliance or be fined \$150.00 per day until found in compliance.

**CASE NO 2025-01876**

OFFICER DIAZ	10751 W COLONIAL DR	RACETRAC INC CORPORATE NETWORK INC
Violation Cited: NFPA 1: 13.6.4.2.4.1.1., NFPA 1: 34.5.4., NFPA 1: 50.6.2.1., NFPA 1: 13.3.3.1., NFPA 101: 9.6.1.3. NFPA 1: 14.14.5.2.1., NFPA 101: 7.9.2.7., NFPA 1: 13.3.3.3.  Summary: NFPA 1: 13.6.4.2.4.1.1. Record keeping of manual inspections. NFPA 1: 34.5.4. Storage of flammable or combustible liquids. NFPA 1: 50.6.2.1. Maintenance of fire-extinguishing systems. NFPA 1: 13.3.3.1. Sprinkler system installation. NFPA 101: 9.6.1.3. Fire Alarm systems. NFPA 1: 13.6.3.1.3.8.1 Fire Extinguishers NFPA 1: 14.14.5.2.1. Sign illumination NFPA 101: 7.9.2.7. Emergency lighting system		

NFPA 1: 13.3.3.3. Automatic sprinklers.

**Observation:**

- NFPA 1: 13.6.4.2.4.1.1 – Record Keeping of Manual Inspections.
- NFPA 1: 34.5.4 – Storage of Flammable or Combustible Liquids.
- NFPA 1: 50.6.2.1 – Maintenance of Fire-Extinguishing Systems.
- NFPA 1: 13.3.3.1 – Sprinkler System Installation.
- NFPA 101: 9.6.1.3 – Fire Alarm Systems.
- NFPA 1: 13.6.3.1.3.8.1 – Fire Extinguishers.
- NFPA 1: 14.14.5.2.1 – Sign Illumination.
- NFPA 101: 7.9.2.7 – Emergency Lighting System.
- NFPA 1: 13.3.3.3 - Automatic Sprinklers.

**Officer Diaz** presented the case and gave its history. She further explained that as of August 21, 2025, the property is still in non-compliance. The City asked for an Order of Compliance and Imposing by September 22, 2025, or thereafter to be fined \$150.00 per day, per violation, until the property comes into compliance.

**Fire Inspector Waldrum** presented the case and explained that she has reinspected the property multiple times since it was initially cited. The property has come into compliance with seven violations; however, as of August 21, 2025, it remains in non-compliance with the following: NFPA 1: 50.6.2.1 and NFPA 1: 13.3.3.1 . She further stated that the exhaust system was first found to be in violation on March 6, 2025, and still remains out of compliance. She also noted that the property representative has advised the sprinkler systems will be brought into compliance by the end of today.

**Conclusion:**

Special Magistrate Fowler ordered that in Case #2025-01876, the respondent be found in violation as cited as of June 04, 2025, and be given until September 05, 2025, to come into compliance or be fined \$150.00 per day until found in compliance

**CASE NO 2025-01880**

OFFICER DIAZ	9401 W COLONIAL DR	BLUETT, MARY LIZA REGISTERED AGENT JERKMAN BBQ WEST OAKS LLC
<p>Violation Cited: §119-2. &amp; §119-10</p> <p>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 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.          §119-10. - Any person owing delinquent occupational license taxes shall be required to pay such delinquent license taxes before being issued a new license tax certificate</p>		

**Observation:**

- §119-2. – Running The Business “Jerkman BBQ” Without a Local Business Tax Receipt.
- §119-10. – Has Been Delinquent for Years of Non-Payment for License Business Tax.

**Officer Diaz** presented the case and gave its history. She further explained that as of August 21, 2025, the property is still in non-compliance. The City asked for an Order of Compliance and Imposing by September 05, 2025, or thereafter to

be fined \$150.00 per day, per violation, until the property comes into compliance.

**Respondent Lisa Bluett and Litza Pease** advised that they have spoken with the tenant multiple times to resolve the issue, most recently being July 10, 2025, however the tenant has repeatedly ignored their requests. They advised because of this they will be evicting the tenant regardless of if they were to come into compliance when their lease expires on August 31, 2025. Since they are the property owners and would like to avoid any liens they agreed to keep the suggested compliance date as the eviction process may exceed pass August 31.

**Conclusion:**

Special Magistrate Fowler ordered that in Case #2025-01880, the respondent be found in violation as cited as of June 04, 2025, and be given until September 05, 2025, to come into compliance or be fined \$150.00 per day until found in compliance

**CASE NO 2025-02323**

OFFICER DIAZ	1621 E SILVER STAR RD	MCKNIGHT, WILLIAM D REGISTERD AGENCT STARFISH REAL ESTATE LLC
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 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.		

**Observation:**

§119-2. – Operating Top Service LLC, DBA Silver Start Mobile, Without the Required Local Business Tax.

**Officer Diaz** presented the case and gave its history. She further explained that as of August 21, 2025, the property is still in non-compliance. The City asked for an Order of Compliance and Imposing by September 22, 2025, or thereafter to be fined \$150.00 per day, per violation, until the property comes into compliance. She further advised that this business has been operating without the local business tax for 5 years and the City was only recently made aware of this.

**Respondent Ahmed Salem** advised he has applied for the Local Business Tax; however, the City rejected the license due to the electricity in the building. He explained that he has hired a contractor to fix the electricity on the property, however he needed to a get another permit from the City to fix the electricity and that permit was approved on August 18, 2025.

**Conclusion:**

Special Magistrate Fowler ordered that in Case #2025-02323, the respondent be found in violation as cited as of July 08, 2025, and be given until September 22, 2025, to come into compliance or be fined \$150.00 per day until found in compliance

**CASE NO 2025-02456**

OFFICER DIAZ	10 S CUMBERLAND AVE	MALLORY ROBERT ODELL TR
Violation Cited: §51-13., §119-2., & §8-2. C.  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.

§8-2. C. - Signs commonly referred to as outdoor advertising, billboards or poster panels which advertise products or businesses not connected with the site on which they are located are deemed by this Section to constitute a separate use and are prohibited in each and every zoning district within the City.

**Observation:**

§51-13. – Unpermitted Signage on the Doors, Windows, Banners Above the Store, And Barber Shop Poles Signs, Without the Required Permits.

§119-2. – Operating A Cell Phone Repair Shop Without the Required Local Business Tax.

§8-2. C. – Prohibited Signs on the Building' Illumination Signs, Neon Signs, And Barber Shop Poles.

**Officer Diaz** presented the case and gave its history. She further explained that as of August 21, 2025, the property is still in non-compliance for §119-2., however, the property has come into compliance for §51-13. and §8-2. C. The City asked for an Order of Compliance and Imposing by September 22, 2025, or thereafter to be fined \$150.00 per day, per violation, until the property comes into compliance.

**Respondent Scott Anderson** advised that he has applied for the Local Business Tax and is requesting 60 days to complete the process, acknowledging that it can be lengthy. He stated that he submitted the application last week, as he did not receive any notice regarding the requirement until then.

**Conclusion:**

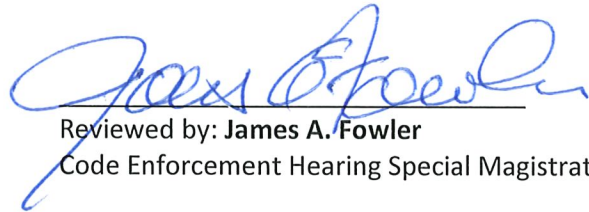
Special Magistrate Fowler ordered that in Case #2025-02456, the respondent be found in violation as cited as of July 13, 2025, and be given until October 05, 2025, to come into compliance or be fined \$100.00 per day until found in compliance

**ADJOURNMENT**

Meeting adjourned at 1:55 p.m.



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



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