

CITY OF OCOEE
Code Enforcement Special Magistrate
February 19, 2026

CALL TO ORDER

Special Magistrate Osborne-Liborio 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.

DISMISSED OR IN COMPLIANCE

CASE NO 2025-00395

OFFICER LOEFFLER	250 MOORE RD	IVT MAGURIE GROVES OCOEE LLC CORPORATION SERVICE COMPANY
Property in Compliance		

CASE NO 2025-03514

OFFICER LOEFFLER	200 FRANKLIN ST	TOM WEST INC
Property in Compliance		

NEW CASES

CASE NO 2026-00073

OFFICER LOEFFLER	501 L F ROPER PKWY	JAKULEWICZ CHARLES S LIFE ESTATE REM: IDA GRASS
<p>Violation Cited: §168-4. A. (1)(16). & §5-1. E.(1)(a).</p> <p>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. §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.</p>		

Observation:

§.168-4. A. (1)(16). – Property Owner Allowed Tenants to Park Vehicles on the Grass Right-Of-Way.
 §5-1. E.(1)(a). – Tennant’s Parking and Storing Vehicles on the Right-Of-Way and Grass.

Officer Loeffler presented the case and gave its history. He further explained that as of February 19, 2026, the property is still in non-compliance. The City asked for an Order of Compliance and Imposing by March 06, 2026, or thereafter to be fined \$150.00 per day, per violation, until the property comes into compliance.

Respondent Charles Jakulewicz explained he told the tenants they could not park on the City’s Right-of-Way, but they are refusing to comply. He additionally explained but he was able to get a towing company to install no parking signs on the property.

Conclusion:

Special Magistrate Osborne-Liborio ordered that in Case #2026-00073, the respondent be found in violation as cited as of January 26, 2026, and be given until March 21, 2026, to come into compliance or be fined \$150.00 per day until found in compliance.

CASE NO 2025-02192

OFFICER LOEFFLER	9401 W COLONIAL DR	WEST OAKS MALL FL LLC
<p>Violation Cited: §108-35. & §115-4.</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 §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.</p>		

Observation:

§108-35. – Nuisance Vegetable Growth Along the Perimeter Wall That Is Detrimental to the Well-Being of the City
 §115-4. – Weeds, Tree, And Vine Growth Along the Perimeter Which Is Encroaching on Resident Property.

Officer Loeffler presented the case and gave its history. He further explained that as of February 19, 2026, the property is still in non-compliance. The City asked for an Order of Compliance and Imposing by March 06, 2026, or thereafter to be fined \$150.00 per day, per violation, until the property comes into compliance.

Conclusion:

Special Magistrate Osborne-Liborio ordered that in Case #2025-02192, the respondent be found in violation as cited as of July 20, 2025, and be given until March 06, 2026, to come into compliance or be fined \$150.00 per day until found in compliance.

CASE NO 2025-03383

OFFICER LOEFFLER	911 MARSHALL FARMS RD	H & EM ENTERPRISE LLC HARRY & EMMA SURUJALL OWNERS & R/A
<p>Violation Cited: §5-1. E.(1)(a)., §51-13., & §108-35.</p> <p>Summary: §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. §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:

§5-1. E.(1)(a). – Unpermitted Site Work Without Site Plan Approval and Completion.
§51-13. – Constructed A Driveway Connection to Roadway Without a Permit.
§108-35. – No Stormwater Pollution Prevention Item Creating a Public Nuisance and Safety Issue.

Officer Loeffler presented the case and gave its history. He further explained that as of February 19, 2026, the property is still in non-compliance. The City asked for an Order of Compliance and Imposing by March 06, 2026, or thereafter to be fined \$150.00 per day, per violation, until the property comes into compliance.

Conclusion:

Special Magistrate Osborne-Liborio ordered that in Case #2025-03383, the respondent be found in violation as cited as of October 17, 2025, and be given until March 06, 2026, to come into compliance or be fined \$150.00 per day until found in compliance.

CASE NO 2025-03527

OFFICER LOEFFLER	MAINE ST	T14-15 LLC
<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. – Severe Overgrowth of Weeds, Vines, Grass and Vegetation. Dilapidated Abandoned Office That Has Become an Attractive Nuisance to Transients and Juveniles. Additionally Contributed a Blights Effect That Is Visible to Residents in a Family Dwelling.

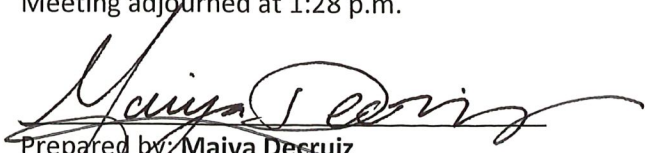
Officer Loeffler presented the case and gave its history. He further explained that as of February 19, 2026, the property is still in non-compliance. The City asked for an Order of Compliance and Imposing by March 06, 2026, or thereafter to be fined \$150.00 per day, per violation, until the property comes into compliance. He additionally recommended if the property not come into compliance that the City may demolish the property.

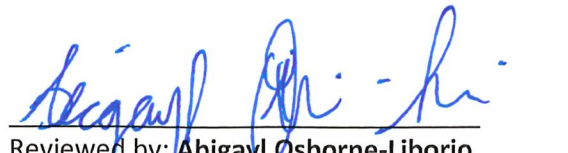
Conclusion:

Special Magistrate Osborne-Liborio ordered that in Case #2025-03527, the respondent be found in violation as cited as of November 10, 2025, and be given until April 20, 2026, to come into compliance or be fined \$150.00 per day until found in compliance. She additionally ordered that if the property did not come into compliance, it may be brought back by the City to request demolition of the property.

ADJOURNMENT

Meeting adjourned at 1:28 p.m.


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


Reviewed by: **Abigail Osborne-Liborio**
Code Enforcement Hearing Special Magistrate