

CITY OF OCOEE
Code Enforcement Special Magistrate
April 16, 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 2026-00290

OFFICER LOEFFLER	N LAKEWOOD AVE	OCOEE DEVELOPMENT IV LLC
Case Dismissed		

CASE NO 2026-00402

OFFICER LOEFFLER	1553 BOREN AVE	M & N PLQTINUM INVESTMENTS INC TENANT: GRADE POWER LEARNING
Case Dismissed		

CASE NO 2026-00539

OFFICER LOEFFLER	1101 S CLARKE RD	CHIEF HOLDING AND INVESTMENTS LLC
Property in Compliance		

NEW CASES

CASE NO 2026-00539

OFFICER LOEFFLER	801 MARSHALL FARMS RD	801 MARSHALL FARMS LLC
Violation Cited: §119-2.		
Summary: §119-2. – 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:

§119-2. – Needs A Change of Tenant, Schedule Inspections for Certificate Occupancy and Obtains Local Business Tax.

Officer Loeffler presented the case and gave its history. He further explained that as of April 16, 2026, the property is still in non-compliance. The City asked for an Order of Compliance and Imposing by May 01, 2026, or thereafter to be fined \$100.00 per day, per violation, until the property comes into compliance.

Conclusion:

Special Magistrate Osborne-Liborio ordered that in Case #2026-00539, the respondent be found in violation as cited as of February 27, 2026, and be given until May 01, 2026, to come into compliance or be fined \$100.00 per day until found in compliance

CASE NO 2026-00541

OFFICER LOEFFLER	1040 OCOEE APOPKA RD	PROGRESS COMMERCE PARK LLC
<p>Violation Cited: §119-2.</p> <p>Summary: §119-2. – 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.</p>		

Observation:

§119-2. – Operating A Business Without a Local Business Tax.

Officer Loeffler presented the case and gave its history. He further explained that as of April 16, 2026, the property is still in non-compliance. The City asked for an Order of Compliance and Imposing by May 01, 2026, or thereafter to be fined \$100.00 per day, per violation, until the property comes into compliance.

Conclusion:

Special Magistrate Osborne-Liborio ordered that in Case #2026-0541, the respondent be found in violation as cited as of February 26, 2026, and be given until May 01, 2026, to come into compliance or be fined \$100.00 per day until found in compliance

CASE RESOLUTION

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 explained that as of March 31, 2026, the property is in compliance, however the property failed to come into compliance by March 06, 2026. The City asked for an Order Imposing Fine of \$150.00 per day, per violation from March 06, 2026, to March 31, 2026.

Conclusion:

Special Magistrate Osborne-Liborio ordered that in Case #2025-02192, the property be fined starting March 06, 2026 of \$150.00 per day, per violation, until March 31, 2026.

CASE NO 2025-03383

OFFICER LOEFFLER	911 MARSHALL FARMS	H & EM ENTERPRISE LLC HARRY AND EMMA SURUJALL OWNERS & RA
Violation Cited: §5-1. E.(1)(a)., §51-13., & §108-35.		
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		

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 explained that as of April 16, 2026, the property is in compliance. No further action is requested.

CASE NO 2026-00073

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

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 explained that as of April 16, 2026, the property is still in non-compliance. The City asked for an Order Imposing Fine of \$150.00 per day, per violation.

Conclusion:

Special Magistrate Osborne-Liborio ordered that in Case #2026-00073, the property be fined starting March 21, 2026, of \$150.00 per day, per violation, until found in compliance.

ADJOURNMENT

Meeting adjourned at 1:16 p.m.


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


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