

CITY OF OCOEE
Code Enforcement Special Magistrate
May 21, 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 2026-01039

OFFICER CADY	646 CROOKED CREEK DR	SHOAL CREEK HOA SOUTH WEST PROPERTY MANGEMENT
Case Dismissed		

CASE NO 2026-00503

OFFICER LOEFFLER	11029 W COLONIAL DR	JBL TOWNE SQAURE KKC
Property in Compliance		

CASE NO 2026-01039

OFFICER LOEFFLER	401 ENTERPRISE ST	LAST MILE OCOEE BH LLC
Property in Compliance		

CONTINUED

CASE NO 2026-00050

OFFICER LOEFFLER	637 PALM DR	SKY TIGER HOLDIGS LLC
Continued to June 18, 2026		

NEW CASES

CASE NO 2025-00074

OFFICER LOEFFLER	651 L F ROPER PKWY	BLUEWATER COMMERICAL RENTALS LLC
Violation Cited: §119-2. & §51-13. 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. §51-13. – It shall be a violation to do work related to construction without first obtaining a permit.		

Observation:

§119-2. – Advertised 11 Businesses with Only One Approved Business Operating Within the Plaza.

§51-13. – Two Story Metal Building by the Front Door Without a Permit.

Officer Loeffler presented the case and gave its history. He further explained that as of May 21, 2026, the property is still in non-compliance. The City asked for an Order of Compliance by June 20, 2026, or thereafter to be fined \$100.00 per day, per violation, until the property comes into compliance.

Respondent Derrick Musselwhite explained that this violation started in November when the City asked them to re-zone but later told him he did not need re-zone and was grandfathered in regarding the new zoning requirements. Due to the confusion surrounding the zoning requirements, renewal of the multiple business licenses and permits for structures were put on pause. He explained they have been working on receiving the local business taxes licenses and the permit for the structure by consistently contacting the Building Department and updating the Code Officer on the status of their violation. He also mentioned that he has owned the property for over 10 years and was never told he needed a local business tax.

Conclusion:

Special Magistrate Osborne-Liborio ordered *that in Case #2025-00074, the respondent be found in violation as cited as of January 07, 2026, and be given until August 19, 2026, to come into compliance or be fined \$100.00 per day until found in compliance.*

CASE NO 2026-00463

OFFICER LOEFFLER	101 ALLURE PT	SERENZA OCOEE VILLAGE LLC
<p>Violation Cited: §5-1.</p> <p>Summary: §5-1. – 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:

§5-1. – Large Box Truck with Over 1 And ½ Ton Parked at Apartment Complex.

Officer Loeffler presented the case and gave its history. He further explained that as of May 21, 2026, the property is still in non-compliance. The City asked for an Order of Compliance by June 05, 2026, or thereafter to be fined \$100.00 per day, per violation, until the property comes into compliance.

Respondent Antoinette Gise explained that they will have the truck removed within the next 24 hours. She explained that they misunderstood the notice of violation and had another vehicle removed, but after receiving the notice of hearing, they understood which vehicle was a part of the violation. She further explained that box truck will either be moved by the tenant or the complex will have it towed via their towing company. She additionally said the complex will be taking additional steps to prevent this violation from arising again.

Conclusion:

Special Magistrate Osborne-Liborio ordered *that in Case #2026-00463, the respondent be found in violation as cited as of March 11, 2026, and be given until July 05, 2026, to come into compliance or be fined \$100.00 per day until found in compliance.*

CASE NO 2026-000983

OFFICER CADY	3435 BROMEFIELD DR	KENSINGTON MANOR HOMEOWNERS ASSOC INC SOUTH WEST PROPERTY MANAGEMENT
<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. – Ponds Not Being Maintained Per St. Johns Water Management District Guidelines.

Officer Cady presented the case and gave its history. He further explained that as of May 21, 2026, the property is still in non-compliance. The City asked for an Order of Compliance by June 20, 2026, or thereafter to be fined \$100.00 per day, per violation, until the property comes into compliance.

Stormwater Coordinator Russell Oliver further explained the violation as well at the steps and timeline for correcting the violations He additionally mentioned that has been in contact with the management company since June 2025 and did a follow up in September of 2025 which the management company advised they would fix the issue in the following budget year.

Respondent Staci Mazorra explained as of April 15, 2026, the management company hired a contractor to clean the inlets, however they are having difficulties scheduling. She believes 30 days is enough to correct the issue.

Conclusion:

Special Magistrate Osborne-Liborio ordered that in Case #2026-000983, the respondent be found in violation as cited as of March 25, 2026, and be given until July 05, 2026, to come into compliance or be fined \$100.00 per day until found in compliance.

CASE NO 2026-01018

OFFICER LOEFFLER	10570 W COLONIAL DR	OCOEE EQUITIES LLC
<p>Violation Cited: §5-1. & §108-35.</p> <p>Summary: §5-1. – 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. §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. – Zoning violations with required landscaping.

§108-35. – Litter blowing around the property, rodents observed near the dumpster and a dead tree that is a danger to pedestrians.

Officer Loeffler presented the case and gave its history. He further explained that as of May 21, 2026, the property is still in non-compliance. The City asked for an Order of Compliance by June 05, 2026, or thereafter to be fined \$100.00 per day, per violation, until the property comes into compliance.

Respondent Alex Villazon explained he received the notice of hearing yesterday and the management company can clean up the property, however the company manages 25 other properties, and they will need 30 days to fully clean the property due to staffing.

Conclusion:

Special Magistrate Osborne-Liborio ordered that in Case #2026-01018, the respondent be found in violation as cited as of April 01, 2026, and be given until June 20, 2026, to come into compliance or be fined \$100.00 per day until found in compliance.

CASE NO 2025-03576

OFFICER LOEFFLER	370 MAINE ST	WORLD WISE INVESTMENT SERVICES LLC
<p>Violation Cited: §165-3. A., §115-3. A. (3). B., & §108-35.</p> <p>Summary: §165-3. A. – No person shall keep any abandoned or junk vehicle on any public property or any private property. §115-3. A. (3). B. – No person shall allow or allow to remain any Junk or Debris classified as a nuisance or menace to public health, safety and welfare and 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. §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:

- §165-3. A. – Abandoned, Junk, Stripped, Wrecked Vehicle on the Property.
- §115-3. A. (3). B. – Overgrown Grass, Weeds, Vines, Trees, Junk and Debris Throughout the Property.
- §108-35. – Unhabitable, Unsafe, And Vacant Structure That is an Attractive Nuisance.

Officer Loeffler presented the case and gave its history. He further explained that as of May 21, 2026, the property is still in non-compliance. The City asked for an Order of Compliance by June 05, 2026, or thereafter to be fined \$100.00 per day, per violation, until the property comes into compliance. The City also asked for a provision to abate the property through mowing and demolition.

Conclusion:

Special Magistrate Osborne-Liborio ordered that in Case #2025-03576, the respondent be found in violation as cited as of January 15, 2026, and be given until June 05, 2026, to come into compliance or be fined \$100.00 per day until found in compliance. She additionally ruled to allow the city to abate the property through mowing and The City may request demolition later on if desired.

CASE RESOLUTION

CASE NO 2025-03527

OFFICER LOEFFLER	MAINE ST	T14-15 LLC
Violation Cited: §108-35.		
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		

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 explained that as of May 21, 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 #2025-03527, the property be fined starting April 20, 2026, of \$150.00 per day, per violation, until found in compliance. She additionally ruled that the City can bring the case back to demolish the property.

CASE NO 2026-00539

OFFICER LOEFFLER	801 MARSHALL FARMS	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 explained that as of May 21, 2026, the property is still in non-compliance. The City asked for an Order Imposing Fine of \$100.00 per day, per violation.

Conclusion:

Special Magistrate Osborne-Liborio ordered that in Case #2026-00539, the property be fined starting May 01, 2026, of \$100.00 per day, per violation, until found in compliance.

CASE NO 2026-00541

OFFICER LOEFFLER	1040 OCOEE APOPKA RD	PROGRESS COMMERCE PARK 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. – Operating A Business Without a Local Business Tax.

Officer Loeffler explained that as of May 21, 2026, the property is still in non-compliance. The City asked for an Order Imposing Fine of \$100.00 per day, per violation.

Conclusion:

Special Magistrate Osborne-Liborio *ordered that in Case #2026-00541, the property be fined starting May 01, 2026, of \$100.00 per day, per violation, until found in compliance.*

ADJOURNMENT

Meeting adjourned at 1:52 p.m.


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


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