

CITY OF OCOEE
Code Enforcement Special Magistrate
June 18, 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 2026-01202

OFFICER LOEFFLER	N LAKEWOOD AVE	THE PARKSIDEA OCOEE VILLAGE CENTER HOMEOWNER ASSOCIATION INC
Property in Compliance		

CASE NO 2026-01617

OFFICER TOBE	508 E SILVER STAR RD	HOFFMANN LIVING TRUST
Case Dismissed		

CONTINUED

CASE NO 2026-00050

OFFICER LOEFFLER	637 PALM DR	SKY TIGER HOLDINGS LLC
Continued to July 16, 2026		

NEW CASES

CASE NO 2026-00047

OFFICER LOEFFLER	304 OCOEE APOPKA RD	MARNIC HOLDINGS 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 a Business, Faded Culture, Without a Local Business Tax Certificate.

Officer Loeffler presented the case and gave its history. He further explained that as of June 18, 2026, the property is still

in non-compliance. The City asked for an Order of Compliance by July 03, 2026, or thereafter to be fined \$250.00 per day, per violation, until the property comes into compliance.

Respondent Marc Bernstein explained that that he was unaware that the business in violation was operating without a local business tax receipt. He claims that the Notice of Hearing was the first notice he received. He did advise he spoke to the tenant in violation and advised that they are in the process of receiving a local business tax.

Conclusion:

Special Magistrate Osborne-Liborio ordered *that in Case #2026-00047, the respondent be found in violation as cited as of April 20, 2026, and be given until July 18, 2026, to come into compliance or be fined \$250.00 per day until found in compliance.*

CASE NO 2026-01472

OFFICER LOEFFLER	2704 REW CIRCLE	REW BUSINESS 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. – Operating a business, Lensz Capital Funding, without a local business tax.

§51-13. – Has an Expired Building Permit.

Officer Loeffler presented the case and gave its history. He further explained that as of June 18, 2026, the property is still in non-compliance with §119-2, however it is in compliance with §51-13. The City asked for an Order of Compliance by July 03, 2026, or thereafter to be fined \$250.00 per day, per violation, until the property comes into compliance.

Respondent Emmanuel Damien explained he was not aware of these violations. He explained that the tax receipt is around \$700 and he will need more time to pay the tax receipt.

Community Development Administrator Brett McFarlane advised that the local business tax receipt for the respondent is \$729.40.

Conclusion:

Special Magistrate Osborne-Liborio ordered *that in Case #2026-01472, the respondent be found in violation as cited as of May 05, 2026, and be given until September 16, 2026, to come into compliance or be fined \$250.00 per day until found in compliance.*

CASE NO 2026-01239

OFFICER LOEFFLER	1553 BOREN DR	M & N PLATINUM INVESTMENTS INC
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 A Business, Grade Power Learning, Without A Business Tax Certificate Receipt.

Officer Loeffler presented the case and gave its history. He further explained that as of June 18, 2026, the property is still in non-compliance. The City asked for an Order of Compliance by July 03, 2026, or thereafter to be fined \$250.00 per day, per violation, until the property comes into compliance.

Conclusion:

Special Magistrate Osborne-Liborio ordered that in Case #2026-01239, the respondent be found in violation as cited as of April 17, 2026, and be given until July 03, 2026, to come into compliance or be fined \$250.00 per day until found in compliance.

CASE NO 2026-01285

OFFICER TOBE	9401 W COLONIAL DR	WEST OAKS MALL FL LLC
Violation Cited: §115-3. B.		
Summary: §115-3. B. – 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:

§115-3. B. – Overgrown Property.

Officer Tobe presented the case and gave its history. He further explained that as of June 18, 2026, the property is still in non-compliance. The City asked for an Order of Compliance by July 03, 2026, or thereafter to be fined \$250.00 per day, per violation, until the property comes into compliance.

Conclusion:

Special Magistrate Osborne-Liborio ordered that in Case #2026-01285, the respondent be found in violation as cited as of April 21, 2026, and be given until July 03, 2026, to come into compliance or be fined \$250.00 per day until found in compliance.

CASE RESOLUTION

CASE NO 2025-03576

OFFICER LOEFFLER	370 MAINE ST	WORLD WIDE INVESTMENTS SERVICES LLC
Violation Cited: §165-3. A., §115-3. A. (3). B., & §108-35.		
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

Observation:

§165-3. A. – Abandoned, Junk, Stripped, Wreaked 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.

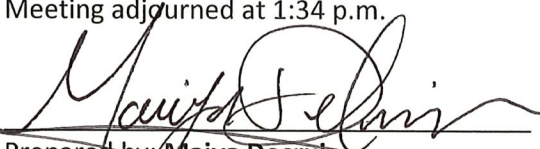
Officer Loeffler explained that as of June 18, 2026, the property is still in non-compliance. The City asked for an Order Imposing Fine of \$100.00 per day, per violation.

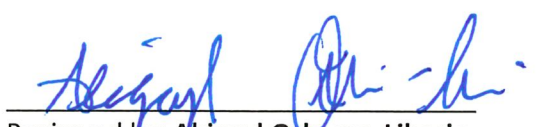
Conclusion:

Special Magistrate Osborne-Liborio ordered that in Case #2025-03576, the property be fined starting June 06, 2026, of \$100.00 per day, per violation, until found in compliance.

ADJOURNMENT

Meeting adjourned at 1:34 p.m.


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


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