OCOEE CODE ENFORCEMENT SPECIAL MAGISTRATE

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

September 17, 2026 **AGENDA** **1:00 PM**

REGULAR MEETING

Abigayl Osborne-Liborio, Special Magistrate, Presiding

- **CALL TO ORDER**

- **SWEARING IN OF WITNESSES**

  CONTIUNED

  A. 2026-02090: 408 FRANKLIN ST - OFFICER LOEFFLER

- **NEW CASES**

  HEARINGS ON STATEMENT OF VIOLATIONS

  1. 2026-02081: 401 ENTERPRISE ST - OFFICER LOEFFLER
  2. 2026-02417: 250 MOORE RD - OFFICER LOEFFLER
  3. 2026-02433: S BLUFORD AVE - OFFICER LOEFFLER
  4. 2026-02726: 401 ENTERPRISE ST - OFFICER LOEFFLER

- **OLD CASES**

  CASE RESOLUTION STATEMENTS

  1. 2025-01635: 755 MONTGOMERY AVE - OFFICER TOBE
  2. 2026-00050: 637 PALM DR - OFFICER LOEFFLER
  3. 2026-00074: 651 L F ROPER PKWY - OFFICER LOEFFLER
  4. 2026-02187: 9290 W COLONIAL DR - OFFICER LOEFFLER

- **ADJOURNMENT**

Notice: Any person who desires to appeal any decision at this meeting will need a record of the proceedings and for this purpose may need to ensure that a verbatim record of the proceedings is made which includes testimony and evidence upon which the appeal is based. Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office 48 hours in advance of the meeting.

MORE THAN ONE COMMISSIONER MAY PARTICIPATE OR HEAR DISCUSSIONS REGARDING A MATTER WHICH WILL COME BEFORE THE COMMISSION FOR ACTION.

OCOEE POLICE DEPARTMENT

CODE ENFORCEMENT CASE HISTORY

CASE NUMBER: 2026-02081 **LOCATION/ADDRESS:** 401 ENTERPRISE ST

PARCEL NUMBER: 192228915302700 **OFFICER:** E. Loeffler

OBSERVED: 7/1/2026 **COMPLY:** 8/17/2026 **RE-INSPECTION**: 8/18/2026

RESPONDANT NAME(S):

LAST MILE OCOEE BH LLC

VIOLATION(S) CITED: §51-126. A.

VIOLATION SUMMARY:

- §51-126. A. - Paint Booth and Door Installed Without a Permit.

TIMELINE:

07/01/2026	Notice of Violation *9589-0710-5270-3972-6147-60*	☒ Delivered ☐ Returned ☐ Attempted ☐ Refused ☐ In Transit ☐ Other	07/27/2026
09/03/2026	Notice of Hearing *9589-0710-5270-4292-3925-50* *Property Posted*	Meeting Date ☐ Delivered ☐ Returned ☐ Attempted ☐ Refused ☒ In Transit ☐ Other	09/17/2026 09/08/2026

CITY OF OCOEE, FLORIDA
CODE ENFORCEMENT

Case #: 2026-02081
Parcel ID: 192228915302700
Address: 401 ENTERPRISE ST

CITY OF OCOEE,
Petitioner

LAST MILE OCOEE BH LLC,
Respondent

NOTICE OF HEARING

TO: LAST MILE OCOEE BH LLC,

YOU ARE NOTIFIED, pursuant to Chapter 7.6 of the Code of Ordinances of the City of Ocoee, that a public hearing will be conducted in the above-styled action, pending and undetermined by the Code Enforcement Special Magistrate of the City of Ocoee, on **9/17/2026 01:00:00 PM in the Ocoee Commission Chambers**, 1 N Bluford Ave, Ocoee, Florida.

The City will present testimony in evidence at this public hearing and request such orders as are supported by that testimony and the evidence pertaining to the attached Statement of Violations.

You have the right to appear in person, the right to present evidence relevant to the matter under consideration by the Board or Special Magistrate, the right to subpoena witnesses to testify at the hearing, and the right to be represented by legal counsel of your own choosing at your own expense.

Please Note:

- The case may still be presented if the violation(s) are corrected but recurs prior to the hearing.
- The case may still be presented, for future repeat violation, if the violation(s) are corrected prior to the hearing but were not corrected by the time specified for correction by the Code Inspector.
- If this is a repeat violation, the case may still be presented for fine even if the violation(s) are corrected prior to the hearing.
- If the violation(s) are considered to be irreparable or irreversible in nature, the case may still be presented for fine even if the violation(s) are corrected prior to the hearing.

If a person decides to appeal any decision made with respect to any matter considered at the hearing, such person will need a record of the proceedings, and for such purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Please govern yourself accordingly.

Dated: 09/03/2026

Clerk of the Board
MAIYA DECRUIZ

CITY OF OCOEE, FLORIDA
CODE ENFORCEMENT

Case #: 2026-02081
Parcel ID: 192228915302700
Address: 401 ENTERPRISE ST

CITY OF OCOEE,
Petitioner

LAST MILE OCOEE BH LLC,
Respondent

STATEMENT OF VIOLATIONS

Pursuant to the Chapter 7.6 of the Code of Ordinances of the City of Ocoee, the undersigned Code Enforcement Officer states the following with respect to certain violation(s) of the Code of the City of Ocoee, Florida, and hereby requests a public hearing before the Code Enforcement Special Magistrate of the City of Ocoee:

1. Name and address of owner/person in charge of location where violation(s) existed:
   LAST MILE OCOEE BH LLC
   2627 NE 203RD ST STE 220
   MIAMI, FL, 33180

2. Location/address where violation(s) existed: 401 ENTERPRISE ST

Description of violation(s):

Violation Findings	Code Violated	Remedial Actions
Complaint Received: Paint booth And Door Installed Without Permit(S) 399 Unit - C	§ 51-126. - PERMIT REQUIRED.	Obtain Required Permit(S) From The Ocoee Building Department

Code Violated	Description of Code
§ 51-126. - PERMIT REQUIRED.	A. It Shall Be A Violation Of This Article For Any Person To Do Any Building Construction, Repair Work, Alteration Or Remodeling Of Any Building Or To Demolish Any Building Within The Scope Of This Article Without First Obtaining A Permit Therefor From The Building Department.

The violation(s) was observed by Ed Loeffler, the undersigned, on 07/01/2026.

The property was re-inspected on 08/17/2026 with the following results: Non-Compliant.

Based on the foregoing, I certify that the violation(s) described above has existed or has been repeated, and that the violation(s) should be referred to the Code Enforcement Special Magistrate for a Public Hearing.

Signature: _____
Printed Name: Ed Loeffler
Title: Code Enforcement Officer
Date: 09/03/2026
Telephone: 407-209-8913

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 03rd day of September 2026 by Ed Loeffler as Code Enforcement Officer of City of Ocoee, who is personally known to me.

Notary Public State of Florida
Maiya Decruiz
My Commission HH 484638
Expires 1/24/2028

_____
Notary Public
My Commission expires: 01/24/2028

OCOEE POLICE DEPARTMENT

CODE ENFORCEMENT CASE HISTORY

CASE NUMBER: 2026-02417 **LOCATION/ADDRESS:** 250 MOORE RD

PARCEL NUMBER: 322228546901000 **OFFICER:** E. Loeffler

OBSERVED: 7/16/2026 **COMPLY:** 8/3/2026 **RE-INSPECTION**: 8/4/2026

RESPONDANT NAME(S):

IVT MAGURIE GROVES OCOEE LLC **KEKE`S BREAKFAST CAFE - OCOEE**

VIOLATION(S) CITED: §119-2.

VIOLATION SUMMARY:

- §119-2. - Tenant, Keke's Breakfast Café, Operating Without a Local Business Tax Certificate.

TIMELINE:

07/16/2026	Notice of Violation *9589-0710-5270-4032-1845-20*	☒ Delivered ☐ Returned ☐ Attempted ☐ Refused ☐ In Transit ☐ Other	07/22/2026
	9589-0710-5270-4032-1889-55	☒ Delivered ☐ Returned ☐ Attempted ☐ Refused ☐ In Transit ☐ Other	07/22/2026
09/03/2026	Notice of Hearing *9589-0710-5270-4292-3926-80* *Property Posting*	Meeting Date ☐ Delivered ☐ Returned ☐ Attempted ☐ Refused ☒ In Transit ☐ Other	08/20/2026 09/03/2026

CITY OF OCOEE, FLORIDA
CODE ENFORCEMENT

Case #: 2026-02417
Parcel ID: 322228546901000
Address: 250 MOORE RD

CITY OF OCOEE,
Petitioner

IVT MAGURIE GROVES OCOEE LLC,
Respondent

NOTICE OF HEARING

TO: IVT MAGURIE GROVES OCOEE LLC,

YOU ARE NOTIFIED, pursuant to Chapter 7.6 of the Code of Ordinances of the City of Ocoee, that a public hearing will be conducted in the above-styled action, pending and undetermined by the Code Enforcement Special Magistrate of the City of Ocoee, on **9/17/2026 01:00:00 PM in the Ocoee Commission Chambers**, 1 N Bluford Ave, Ocoee, Florida.

The City will present testimony in evidence at this public hearing and request such orders as are supported by that testimony and the evidence pertaining to the attached Statement of Violations.

You have the right to appear in person, the right to present evidence relevant to the matter under consideration by the Board or Special Magistrate, the right to subpoena witnesses to testify at the hearing, and the right to be represented by legal counsel of your own choosing at your own expense.

Please Note:

- The case may still be presented if the violation(s) are corrected but recurs prior to the hearing.
- The case may still be presented, for future repeat violation, if the violation(s) are corrected prior to the hearing but were not corrected by the time specified for correction by the Code Inspector.
- If this is a repeat violation, the case may still be presented for fine even if the violation(s) are corrected prior to the hearing.
- If the violation(s) are considered to be irreparable or irreversible in nature, the case may still be presented for fine even if the violation(s) are corrected prior to the hearing.

If a person decides to appeal any decision made with respect to any matter considered at the hearing, such person will need a record of the proceedings, and for such purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Please govern yourself accordingly.

Dated: 09/03/2026

Clerk of the Board
MAIYA DECRUIZ

CITY OF OCOEE, FLORIDA
CODE ENFORCEMENT

Case #: 2026-02417
Parcel ID: 322228546901000
Address: 250 MOORE RD

CITY OF OCOEE,
Petitioner

IVT MAGURIE GROVES OCOEE LLC,
Respondent

STATEMENT OF VIOLATIONS

Pursuant to the Chapter 7.6 of the Code of Ordinances of the City of Ocoee, the undersigned Code Enforcement Officer states the following with respect to certain violation(s) of the Code of the City of Ocoee, Florida, and hereby requests a public hearing before the Code Enforcement Special Magistrate of the City of Ocoee:

1. Name and address of owner/person in charge of location where violation(s) existed:
   IVT MAGURIE GROVES OCOEE LLC
   3025 HIGHLAND PKWY STE 350
   DOWNERS GROVE, IL, 60515

2. Location/address where violation(s) existed: 250 MOORE RD

Description of violation(s):

Violation Findings	Code Violated	Remedial Actions
Tenant Business Keke`S Breakfast Cafe Operating With Expired Business Tax Certificate	§ 119-2. - ENGAGING IN BUSINESS WITHOUT LICENSE	Obtain Current / Valid Business Tax Certificate (Approved-Paid-Posted Inside Business)

Code Violated	Description of Code
§ 119-2. - ENGAGING IN BUSINESS WITHOUT LICENSE	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 Facia Evidence Of A Violation Hereof. NOTES: 8-26-24 RENEWAL NOTICE 24-25 Sent. 9-20-24 Local Business Tax Receipt Was Returned By

	The Post Office Marked `Not Deliverable As Addressed`. Resent It To The Business Address. 6-18-25 Our Records Currently Show SRG Ocoee LLC As The Listed Owner. However, Recent Mail Sent To That Address Was Returned As Undeliverable. Additionally, We've Received Information That There May Be A New Owner Operating Under The Corporate Name Keke`S, Inc. We Need Confirmation Regarding The Current Owner And Tenant Of This Space. If Ownership Has Changed, We Will Need To Initiate A Change Of Occupant Permit As Well As A New Local Business Tax Receipt Application. Thank You For Your Prompt Attention To This Matter. Best Regards, Tela D. Scarbrough Permitting Technician II / Certified Business Tax Official Development Services Department - Building Division City Of Ocoee 1 N. Bluford Ave. Ocoee, FL 34761 Phone: (407) 554-7102 Tscarbrough@Ocoee.Org

The violation(s) was observed by Ed Loeffler, the undersigned, on 07/16/2026.

The property was re-inspected on 08/04/2026 with the following results: Non-Compliant.

Based on the foregoing, I certify that the violation(s) described above has existed or has been repeated, and that the violation(s) should be referred to the Code Enforcement Special Magistrate for a Public Hearing.

Signature:
Printed Name: Ed Loeffler
Title: Code Enforcement Officer
Date: 09/03/2026
Telephone: 407-209-8913

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 03rd day of September 2026 by Ed Loeffler as Code Enforcement Officer of City of Ocoee, who is personally known to me.

Notary Public State of Florida
Maiya Decruiz
My Commission HH 484638
Expires 1/24/2028

Notary Public
My Commission expires: 01/24/2028

OCOEE POLICE DEPARTMENT

CODE ENFORCEMENT CASE HISTORY

CASE NUMBER: 2026-02433 **LOCATION/ADDRESS:** S BLUFORD AVE

PARCEL NUMBER: 202228000000086 **OFFICER:** E. Loeffler

OBSERVED: 7/14/2026 **COMPLY:** 7/30/2026 **RE-INSPECTION**: 7/30/2026

RESPONDANT NAME(S):

PREMIER WINDERMERE REAL ESTATE LLC

VIOLATION(S) CITED: §115-4. & 115-3. B.

VIOLATION SUMMARY:

- §115-4. – Tall Weeds and Grass Outside of the Sidewalk, the Far South Corner of the Property.
- §115-3. B. – Pedestrian Sidewalk Blocked by Tall Weeds and Grass.

TIMELINE:

07/14/2026	Notice of Violation *9589-0710-5270-4032-1844-21*	☐ Delivered ☒ Returned ☐ Attempted ☐ Refused ☐ In Transit ☐ Other	07/30/2026
09/03/2026	Notice of Hearing *9589-0710-5270-4292-3925-36* *Property Posted*	Meeting Date ☐ Delivered ☐ Returned ☐ Attempted ☐ Refused ☒ In Transit ☐ Other	09/17/2026 09/04/2026

CITY OF OCOEE, FLORIDA
CODE ENFORCEMENT

Case #: 2026-02433
Parcel ID: 202228000000086
Address: S BLUFORD AVE

CITY OF OCOEE,
Petitioner

PREMIER WINDERMERE REAL ESTATE LLC,
Respondent

NOTICE OF HEARING

TO: PREMIER WINDERMERE REAL ESTATE LLC,

YOU ARE NOTIFIED, pursuant to Chapter 7.6 of the Code of Ordinances of the City of Ocoee, that a public hearing will be conducted in the above-styled action, pending and undetermined by the Code Enforcement Special Magistrate of the City of Ocoee, on **9/17/2026 01:00:00 PM in the Ocoee Commission Chambers**, 1 N Bluford Ave, Ocoee, Florida.

The City will present testimony in evidence at this public hearing and request such orders as are supported by that testimony and the evidence pertaining to the attached Statement of Violations.

You have the right to appear in person, the right to present evidence relevant to the matter under consideration by the Board or Special Magistrate, the right to subpoena witnesses to testify at the hearing, and the right to be represented by legal counsel of your own choosing at your own expense.

Please Note:

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Please govern yourself accordingly.

Dated: 09/03/2026

Clerk of the Board
MAIYA DECRUIZ

CITY OF OCOEE, FLORIDA
CODE ENFORCEMENT

Case #: 2026-02433
Parcel ID: 202228000000086
Address: S BLUFORD AVE

CITY OF OCOEE,
Petitioner

PREMIER WINDERMERE REAL ESTATE LLC,
Respondent

STATEMENT OF VIOLATIONS

Pursuant to the Chapter 7.6 of the Code of Ordinances of the City of Ocoee, the undersigned Code Enforcement Officer states the following with respect to certain violation(s) of the Code of the City of Ocoee, Florida, and hereby requests a public hearing before the Code Enforcement Special Magistrate of the City of Ocoee:

1. Name and address of owner/person in charge of location where violation(s) existed:
   PREMIER WINDERMERE REAL ESTATE LLC
   1921 MAGUIRE RD STE 104
   OCOEE, FL 34761

2. Location/address where violation(s) existed: S BLUFORD AVE

Description of violation(s):

Violation Findings	Code Violated	Remedial Actions
Tall Weeds And Grass Outside Of Sidewalk On Easement Far South Corner Nook Of Property	§ 115-4. - DUTY OF PROPERTY OWNER GENERALLY.	Mow / Cut Tall Weeds And Grass
Pedestrian Sidewalk, Pedestrians And Motorist View Blocked By Tall Weeds And Grass. Grass Encroaching Sidewalk. Large Section Of Grass Lot Overgrown Tall Weeds And Gras	§ 115-3. - DECLARATION OF NUISANCE AND MENACE.	Mow / Cut Tall Weeds And Grass Off Sidewalk And Easement The Far South Corner Of Parcel. Additionally Mow/Cut Tall Weeds And Grass In South Corner Of Lot

Code Violated	Description of Code

§ 115-4. - DUTY OF PROPERTY OWNER GENERALLY.	It Shall Be The Duty Of The Owner Of Each Lot, Tract Or Parcel Of Land Within The City To Reasonably Regulate And Effectively Control Excessive Weed Or Grass Growths And Accumulations, As Enumerated In § 115-3 Hereof, On The Property And On The Portion Of The Adjoining Public Right-Of-Way Between The Property And The Street.
§ 115-3. - DECLARATION OF NUISANCE AND MENACE.	B. Excessive Weed Or Grass Growth. No Person Shall Allow Or Permit Excessive Growth Of Weeds, Grass, Undergrowth Or Other Dead Or Living Plant Life (Collectively Referred To Herein As `Weed Or Grass Growth`) On Property Owned, Rented, Leased Or Controlled By Such Person. Weed Or Grass Growth Shall Be Deemed Excessive If The Growth Reaches A Height Of Ten Inches Or More On Improved Property Or 24 Inches Or More On Unimproved Property. Excessive Weed Or Grass Growth Is Prohibited And Declared To Be A Public Nuisance And Unlawful. Code.

The violation(s) was observed by Ed Loeffler, the undersigned, on 07/14/2026.

The property was re-inspected on 07/30/2026 with the following results: Non-Compliant.

Based on the foregoing, I certify that the violation(s) described above has existed or has been repeated, and that the violation(s) should be referred to the Code Enforcement Special Magistrate for a Public Hearing.

Signature: _____
Printed Name: Ed Loeffler
Title: Code Enforcement Officer
Date: 09/03/2026
Telephone: 407-209-8913

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 03rd day of September 2026 by Ed Loeffler as Code Enforcement Officer of City of Ocoee, who is personally known to me.

Notary Public State of Florida
Maiya Decruiz
My Commission HH 484638
Expires 1/24/2028

Notary Public
My Commission expires: 01/24/2028

OCOEE POLICE DEPARTMENT

CODE ENFORCEMENT CASE HISTORY

CASE NUMBER: 2026-02726 **LOCATION/ADDRESS:** 401 ENTERPRISE ST

PARCEL NUMBER: 192228915302700 **OFFICER:** E. Loeffler

OBSERVED: 8/5/2026 **COMPLY:** 8/13/2026 **RE-INSPECTION**: 8/14/2026

RESPONDANT NAME(S):

LAST MILE OCOEE BH LLC

VIOLATION(S) CITED: §5-1. E. (1)(a).

VIOLATION SUMMARY:

- §5-1. E. (1)(a). - Property Owner Allowing Tenant to Park Vehicles Upon the Right-Of-Way and Around and Within the Retention Pond.

TIMELINE:

08/05/2026	Notice of Violation *9589-0710-5270-4032-1747-74*	☐ Delivered ☒ Returned ☐ Attempted ☐ Refused ☐ In Transit ☐ Other	08/27/2026
09/03/2026	Notice of Hearing *9589-0710-5270-4292-3925-43* *Property Posted*	Meeting Date ☐ Delivered ☐ Returned ☐ Attempted ☐ Refused ☒ In Transit ☐ Other	09/17/2026 09/05/2026

CITY OF OCOEE, FLORIDA
CODE ENFORCEMENT

Case #: 2026-02726
Parcel ID: 192228915302700
Address: 401 ENTERPRISE ST

CITY OF OCOEE,
Petitioner

LAST MILE OCOEE BH LLC,
Respondent

NOTICE OF HEARING

TO: LAST MILE OCOEE BH LLC,

YOU ARE NOTIFIED, pursuant to Chapter 7.6 of the Code of Ordinances of the City of Ocoee, that a public hearing will be conducted in the above-styled action, pending and undetermined by the Code Enforcement Special Magistrate of the City of Ocoee, on **9/17/2026 01:00:00 PM in the Ocoee Commission Chambers**, 1 N Bluford Ave, Ocoee, Florida.

The City will present testimony in evidence at this public hearing and request such orders as are supported by that testimony and the evidence pertaining to the attached Statement of Violations.

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Please govern yourself accordingly.

Dated: 09/03/2026

Clerk of the Board
MAIYA DECRUIZ

CITY OF OCOEE, FLORIDA
CODE ENFORCEMENT

Case #: 2026-02726
Parcel ID: 192228915302700
Address: 401 ENTERPRISE ST

CITY OF OCOEE,
Petitioner

LAST MILE OCOEE BH LLC,
Respondent

STATEMENT OF VIOLATIONS

Pursuant to the Chapter 7.6 of the Code of Ordinances of the City of Ocoee, the undersigned Code Enforcement Officer states the following with respect to certain violation(s) of the Code of the City of Ocoee, Florida, and hereby requests a public hearing before the Code Enforcement Special Magistrate of the City of Ocoee:

1. Name and address of owner/person in charge of location where violation(s) existed:
   LAST MILE OCOEE BH LLC
   2627 NE 203RD ST STE 220
   MIAMI, FL, 33180

2. Location/address where violation(s) existed: 401 ENTERPRISE ST

Description of violation(s):

Violation Findings	Code Violated	Remedial Actions
Zoning Violation Regarding Use And Occupancy Of Property: Property Owner Allowing Tenant Businesses To Park Vehicles Upon Grass Easement / Right-Of-Way And Around And Within The Retention Pond	§ 5-1. - CITATION FOR ZONING.	Discontinue Prohibited Land Use And Occupancy - Parking Of Vehicles On Right-Of way And Grass Portions Of Property. Institute Measures To Prevent Tenant Businesses From Parking / Storing Vehicles On Grass Landscaping, Pond And Easement

Code Violated	Description of Code
§ 5-1. - CITATION FOR ZONING.	E. Application. (1) General. Except as hereinafter provided:

	(a) No building, structure or LAND shall hereafter be used unless in conformity with all of the regulations herein specified for the district in which it is located.

The violation(s) was observed by Ed Loeffler, the undersigned, on 08/05/2026.

The property was re-inspected on 08/14/2026 with the following results: Non-Compliant.

Based on the foregoing, I certify that the violation(s) described above has existed or has been repeated, and that the violation(s) should be referred to the Code Enforcement Special Magistrate for a Public Hearing.

Signature: _____
Printed Name: Ed Loeffler
Title: Code Enforcement Officer
Date: 09/03/2026
Telephone: 407-209-8913

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 03rd day of September 2026 by Ed Loeffler as Code Enforcement Officer of City of Ocoee, who is personally known to me.

Notary Public State of Florida
Maiya Decruiz
My Commission HH 484638
Expires 1/24/2028

Notary Public
My Commission expires: 01/24/2028

OCOEE POLICE DEPARTMENT

CODE ENFORCEMENT CASE HISTORY

CASE NUMBER: 2025-01635 **LOCATION/ADDRESS:** 755 MONTGOMERY AVE

PARCEL NUMBER: 202228614808001 **OFFICER:** J. Tobe

OBSERVED: 3/31/2026 **COMPLY:** 4/15/2026 **RE-INSPECTION**: 4/16/2026

RESPONDANT NAME(S):

ASHTON PARK OF OCOEE HOMEOWNERS ASSN INC

VIOLATION(S) CITED: §108-35.

VIOLATION SUMMARY:

- §108-35. – Ponds Being Unmaintained Per St. Johns Guildlines.

TIMELINE:

03/31/2026	Notice of Violation *9589-0710-5270-3820-8766-30*	☐ Delivered ☒ Returned ☐ Attempted ☐ Refused ☐ In Transit ☐ Other	04/13/2025
07/01/2026	Notice of Hearing *9589-0710-5270-3972-6147-08*	Meeting Date ☒ Delivered ☐ Returned ☐ Attempted ☐ Refused ☐ In Transit ☐ Other	07/16/2026 07/06/2026
07/23/2026	Order Requiring Complaince	Found in Violation on July 16, 2026, Given Until **August 15, 2026**, or Fined $250.00, per day, per violation.	
	9589-0710-5270-4032-1891-50	☒ Delivered ☐ Returned ☐ Attempted ☐ Refused ☐ In Transit ☐ Other	07/30/2026

Property Record - 20-22-28-6148-08-001

Orange County Property Appraiser • http://www.ocpafl.org

Property Summary as of 07/01/2026

Property Name
755 Montgomery Ave

Names
Ashton Park Of Ocoee Homeowners Assn Inc

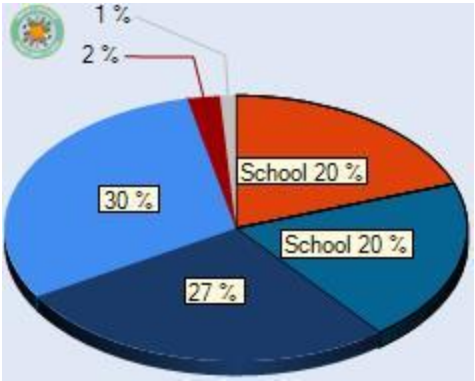
Municipality
OCO - Ocoee

Property Use
0900 - Common Elements

Mailing Address
610 N Wymore Rd Ste 200
Maitland, FL 32751-4239

Physical Address
755 Montgomery Ave
Ocoee, FL 34761

QR Code For Mobile Phone



Value and Taxes

Historical Value and Tax Benefits

Tax Year Values	Land		Building(s)		Feature(s)		Market Value	Assessed Value
2025 ✔ MKT	$100	+	$0	+	$0	=	$100 (0%)	**$100** (0%)
2024 ✔ MKT	$100	+	$0	+	$0	=	$100 (0%)	**$100** (0%)
2023 ✔ MKT	$100	+	$0	+	$0	=	$100 (0%)	**$100** (0%)
2022 ✔ MKT	$100	+	$0	+	$0	=	$100	**$100**

2025 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	$100	$0	$100	3.2010 (-0.47%)	**$0.32**	20 %
Public Schools: By Local Board	$100	$0	$100	3.2480 (0.00%)	**$0.32**	20 %
Orange County (General)	$100	$0	$100	4.4347 (0.00%)	**$0.44**	27 %
City Of Ocoee	$100	$0	$100	4.9500 (0.00%)	**$0.50**	30 %
Library - Operating Budget	$100	$0	$100	0.3748 (0.00%)	**$0.04**	2 %
St Johns Water Management District	$100	$0	$100	0.1793 (0.00%)	**$0.02**	1 %
				16.3878	**$1.64**	

2025 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
There are no Non-Ad Valorem Assessments				

Property Features

Property Description

OCOEE COMMONS PUD 60/92 TRACT H-1 (RETENTION)

Sales

Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
03/09/2005	$100	20050215893	07896 / 0738	Warranty Deed - Multiple Parcels			Vacant

Similar Sales

Address	Sale Date	Sale Amount	$/SQFT	Deed Code	Beds/Baths	Instrument #	Book/Page
6701 Shadowridge Dr	05/07/2026	$250,000		Special Warranty Deed	0/0	20260271614	/
Wetherbee Rd	12/19/2025	$4,700,000		Special Warranty Deed - Multiple Parcels	0/0	20260001956	/
John Wesley Way	12/17/2025	$6,495,000		Special Warranty Deed - Multiple Parcels	0/0	20250741756	/
625 Brookfield Pl	12/09/2025	$246		Agreement For Deed	0/0	20260030724	/
929 Gulf Land Dr	12/09/2025	$246		Agreement For Deed	0/0	20260030724	/
605 Gulf Land Dr	12/09/2025	$5,500,000		Agreement For Deed	0/0	20260030724	/
624 Brookfield Pl	12/09/2025	$5,500,000		Agreement For Deed	0/0	20260030724	/
9715 Stanza Way	11/13/2025	$9,912,959	$1,991	Special Warranty Deed - Multiple Parcels	0/2	20250662963	/
11882 Boldface Dr	11/13/2025	$4,835,590		Special Warranty Deed - Multiple Parcels	0/0	20250662963	/
S Chickasaw Trl	09/30/2025	$146		Special Warranty Deed - Multiple Parcels	0/0	20250573897	/

Services for Location

TPP Accounts At Location

Account	Market Value	Taxable Value

There are no TPP Accounts associated with this parcel.

Schools

Ocoee (Elementary)

Principal	Kandace Goshe
Office Phone	407.877.5027
Grades	2025: B

Ocoee (Middle School)

Principal	Cheri Leavitt
Office Phone	407.207.3850
Grades	2025: B

Ocoee (High School)

Principal	Fredrick Ray Jr
Office Phone	407.905.3000
Grades	2025: A

Community/Neighborhood Association

Name	Ashton Park of Ocoee Homeowners' Association, Inc.
Gated?	No
Number Of Households	75

Utilities/Services

Electric	Duke Energy
Water	Ocoee
Recycling (Tuesday, Friday)	Ocoee
Trash (Friday, Tuesday)	Ocoee
Yard Waste (Tuesday)	Ocoee

Elected Officials

US Representative	Daniel Webster
State Senate	LaVon Davis
State Representative	Douglas Bankson
School Board Representative	Melissa Byrd
State Representative	RaShon Young
County Commissioner	Christine Moore
Orange County Property Appraiser	Amy Mercado

EXHIBITS & RECOMMENDATIONS

CASE NO: 2025-01635

ADDRESS: 755 MONTGOMERY AVE

PHOTO EXHIBITS

PHOTO EXHIBITS

RECOMMENDATION

COMPLIANCE BY

15DAYS

JULY 31, 2026

FINE / FURTHER ACTION

$250.00 PER DAY, PER VIOLATION

CODE ENFORCEMENT

CITY OF OCOEE
CODE ENFORCEMENT

Case # 2025-01635
Parcel ID: 202228614808001
Address: 755 MONTGOMERY AVE

NOTICE OF CODE VIOLATION

SouthWest Property Management
13350 w. Colonial Dr. Ste 330
Winter Garden, FL. 34778

Notice of Code Violation Regarding:
755 MONTGOMERY AVE, OCOEE, FL 34761

YOU ARE NOTIFIED, pursuant to Chapter 7.6 of the Code of Ordinances of the City of Ocoee, that the following violations of the Code of the City of Ocoee have been noted with respect to the property identified above:

Code Violations

Violation Findings	Code Violated	Remedial Actions
Ponds are not being maintained per ST. John WMD guidelines	108-35 PUBLIC NUISANCES	Coordinate with (RUSSELL OLIVER 407-554-7310) and restore pond to ST JOHN DISTRICT GUIKD LINES TO PREVENTFLOODING

Code Violated	Description of Code
108-35 PUBLIC NUISANCES	Public nuisances are defined in the definitions of § 108-3 of this Chapter. 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, then the Enforcement Officer or his designee or the Code Enforcement Board is authorized to order the property owner or City agents to repair, remove, secure, vacate or demolish such structures according to procedures outlined herein. These powers are hereby declared to be remedial and essential for the public interest, and it is intended that such powers be liberally construed to effectuate the purposes stated herein. [Amended 9-17-2013 by Ord. No. 2013-013]

The violation(s) was observed by Jessie Tobe, the undersigned, on 03/31/2026.

YOU HAVE UNTIL 04/15/2026 to correct the violation(s) described above. Failure to comply by this date may result in the commencement of appropriate enforcement action including a Public Hearing at which a fine, not to exceed $250.00 per day, per violation, for each day the violation(s) continues, may be ordered. The fine may result in a lien against the property and may include costs incurred by the City under certain circumstances. Our intention is not to punish the property owner, but to ensure that it comes into compliance by correcting the violation(s).

The burden rests upon you to request a re-inspection in order to determine whether the property has been brought into compliance.

I certify that a copy hereof has been sent, CERTIFIED MAIL to each address named above on 03/31/2026.

Sincerely,

Name: Jessie Tobe
Title: Code Enforcement Officer
Date: 03/31/2026
Telephone: 4072098916

CODE ENFORCEMENT

CITY OF OCOEE
CODE ENFORCEMENT

Case # 2025-01635
Parcel ID: 202228614808001
Address: 755 MONTGOMERY AVE

NOTICE OF CODE VIOLATION

SouthWest Property Management
13350 w. Colonial Dr. Ste 330
Winter Garden, FL. 34778

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755 MONTGOMERY AVE, OCOEE, FL 34761

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Code Violations

Violation Findings	Code Violated	Remedial Actions
Ponds are not being maintained per ST. John WMD guidelines	108-35 PUBLIC NUISANCES	Coordinate with (RUSSELL OLIVER 407-554-7310) and restore pond to ST JOHN DISTRICT GUIKD LINES TO PREVENTFLOODING

Code Violated	Description of Code
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I certify that a copy hereof has been sent, CERTIFIED MAIL to each address named above on 03/31/2026.

Sincerely,

Name: Jessie Tobe
Title: Code Enforcement Officer
Date: 03/31/2026
Telephone: 4072098916

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- ☐ Return Receipt (electronic) $
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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

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Sent To
SouthWest Property Mangement

Street and Apt. No., or PO Box No.
15350 W Colonial Dr STE 330

City, State, ZIP+4®
Winter Garden FL 34778

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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OCOEE, FL 34761
April 13, 2026 4:14 PM

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April 10, 2026 1:33 PM

Arrived at USPS Facility

FORT MYERS FL DISTRIBUTION CENTER
April 8, 2026 3:08 PM

Vacant

WINTER GARDEN, FL 34787
April 3, 2026 9:58 AM

Arrived at USPS Facility

ORLANDO FL DISTRIBUTION CENTER

April 1, 2026 10:12 PM

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OCOEE, FL 34761
April 1, 2026 2:55 PM

USPS in possession of item

OCOEE, FL 34761
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Ocoee Police Department
646 Ocoee Commerce Pkwy
Ocoee, Florida 34761

Code Enforcement
25-0635

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NOTICE OF CODE VIOLATI

SouthWest Property Management
13350 w. Colonial Dr. Ste 330
Winter Garden, FL. 34778

9327010926165400

VAC

34787-3867

NIXIE 339 DE 1 0004/08/26
RETURN TO SENDER
VACANT
UNABLE TO FORWARD
BC: 34761291846 *0474-03925-01-44

CITY OF OCOEE, FLORIDA
CODE ENFORCEMENT

Case #: 2025-01635
Parcel ID: 202228614808001
Address: 755 MONTGOMERY AVE

CITY OF OCOEE,
Petitioner

ASHTON PARK OF OCOEE HOMEOWNERS ASSN INC,
Respondent

NOTICE OF HEARING

TO: ASHTON PARK OF OCOEE HOMEOWNERS ASSN INC,

YOU ARE NOTIFIED, pursuant to Chapter 7.6 of the Code of Ordinances of the City of Ocoee, that a public hearing will be conducted in the above-styled action, pending and undetermined by the Code Enforcement Special Magistrate of the City of Ocoee, on **7/16/2026 01:00:00 PM in the Ocoee Commission Chambers**, 1 N Bluford Ave, Ocoee, Florida.

The City will present testimony in evidence at this public hearing and request such orders as are supported by that testimony and the evidence pertaining to the attached Statement of Violations.

You have the right to appear in person, the right to present evidence relevant to the matter under consideration by the Board or Special Magistrate, the right to subpoena witnesses to testify at the hearing, and the right to be represented by legal counsel of your own choosing at your own expense.

Please Note:

- The case may still be presented if the violation(s) are corrected but recurs prior to the hearing.
- The case may still be presented, for future repeat violation, if the violation(s) are corrected prior to the hearing but were not corrected by the time specified for correction by the Code Inspector.
- If this is a repeat violation, the case may still be presented for fine even if the violation(s) are corrected prior to the hearing.
- If the violation(s) are considered to be irreparable or irreversible in nature, the case may still be presented for fine even if the violation(s) are corrected prior to the hearing.

If a person decides to appeal any decision made with respect to any matter considered at the hearing, such person will need a record of the proceedings, and for such purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Please govern yourself accordingly.

Dated: 07/01/2026

Clerk of the Board
MAIYA DECRUIZ

CITY OF OCOEE, FLORIDA
CODE ENFORCEMENT

Case #: 2025-01635
Parcel ID: 202228614808001
Address: 755 MONTGOMERY AVE

CITY OF OCOEE,
Petitioner

ASHTON PARK OF OCOEE HOMEOWNERS ASSN INC,
Respondent

STATEMENT OF VIOLATIONS

Pursuant to the Chapter 7.6 of the Code of Ordinances of the City of Ocoee, the undersigned Code Enforcement Officer states the following with respect to certain violation(s) of the Code of the City of Ocoee, Florida, and hereby requests a public hearing before the Code Enforcement Special Magistrate of the City of Ocoee:

1. Name and address of owner/person in charge of location where violation(s) existed:
   ASHTON PARK OF OCOEE HOMEOWNERS ASSN INC
   610 N WYMORE RD STE 200
   MAITLAND, FL 32751-4239

2. Location/address where violation(s) existed: 755 MONTGOMERY AVE

Description of violation(s):

Violation Findings	Code Violated	Remedial Actions
Ponds Are Not Being Maintained Per ST. John WMD Guidelines	108-35 PUBLIC NUISANCES	Coordinate With Public Works Dept (Russell Oliver 407-554-7310) And Restore Ponds To St.Johns WMD Guidelines To Prevent Flooding

Code Violated	Description of Code
108-35 PUBLIC NUISANCES	Public Nuisances Are Defined In The Definitions Of § 108-3 Of This Chapter. 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, Then The Enforcement Officer Or His Designee Or The Code Enforcement Board Is Authorized To Order The Property Owner Or City Agents To Repair, Remove, Secure, Vacate Or Demolish Such Structures According To Procedures Outlined Herein. These Powers Are Hereby Declared To Be Remedial And Essential For The Public Interest, And It Is Intended That Such Powers Be Liberally Construed To Effectuate The Purposes Stated Herein. [Amended 9-17-2013 By Ord. No. 2013-013]

The violation(s) was observed by Jessie Tobe, the undersigned, on 03/31/2026.

The property was re-inspected on 04/16/2026 with the following results: Non-Compliant.

Based on the foregoing, I certify that the violation(s) described above has existed or has been repeated, and that the violation(s) should be referred to the Code Enforcement Special Magistrate for a Public Hearing.

Signature: _____
Printed Name: Jessie Tobe
Title: Code Enforcement Officer
Date: 07/01/2026
Telephone: 407-209-8916

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 01st day of July 2026 by Jessie Tobe as Code Enforcement Officer of City of Ocoee, who is personally known to me.

Notary Public State of Florida
Maiya Decruiz
My Commission HH 484638
Expires 1/24/2028

_____
Notary Public
My Commission expires: 1-24-2028

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

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Street and Apt. No., or PO Box No.
1910 N Wymore RD Ste.

City, State, ZIP+4®
Maitland FL 32751-4239

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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MAITLAND, FL 32751
July 6, 2026 10:21 AM

Redelivery Scheduled for Next Business Day

MAITLAND, FL 32751
July 3, 2026 10:03 AM

Arrived at USPS Facility

LAKE MARY FL DISTRIBUTION CENTER
July 2, 2026 10:00 PM

Arrived at USPS Facility

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FAQs

CITY OF OCOEE, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE

CASE NO.: 2025-01635

CITY OF OCOEE,
Petitioner,

vs.

ASHTON PARK OF OCOEE HOMEOWNERS ASSN INC,
Respondent(s)

PROPERTY ADDRESS: 755 MONTGOMERY AVE
PROPERTY LEGAL: OCOEE COMMONS PUD 60/92 TRACT H-1 (RETENTION)
PROPERTY PARCEL ID: 20-22-28- 6148-08-001

ORDER REQUIRING COMPLIANCE

THIS CAUSE came for public hearing before the Ocoee Code Enforcement Special Magistrate on July 16, 2026, after due notice to the Respondent, and the Special Magistrate, having heard testimony under oath, received evidence, and heard argument, thereupon issues its Findings of Fact, Conclusions of Law, and Order, as follows:

I. FINDINGS OF FACT:

The Respondents, Ashton Park of Ocoee Homeowners Assn Inc, is the owner of the real property, located at 755 Montgomery Ave., Ocoee, FL 34761, having Parcel ID Number 20-22-28- 6148-08-001.

On March 31, 2026, the Respondent was observed to be in violation of the City Code of Ocoee, Florida, in that the Respondent had not maintained their ponds per the St. Johns guidelines. The applicable City Code Provision is:

- Section 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

The Respondent was sent notice, by certified mail, on March 31, 2026, that the aforesaid condition constituted a violation of the City Code of Ocoee, Florida, and was to be corrected on or before April 16, 2026. The property was re-inspected on April 15, 2026, and the property showed continued non-compliance. The Respondent was sent notice, by certified mail, on July 01, 2026, of this hearing date.

Sworn testimony provided by Code Officer Tobe and photographs and documents introduce into evidence demonstrated that alleged violation(s) did, in fact, exist, as March 31, 2026, and continues as noted below:

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Delivered

Delivered, Front Desk/Reception/Mail Room

MAITLAND, FL 32751
July 30, 2026 9:33 AM

Arrived at USPS Facility

LAKE MARY FL DISTRIBUTION CENTER
July 29, 2026 9:07 PM

Arrived at USPS Facility

ORLANDO FL DISTRIBUTION CENTER
July 28, 2026 9:22 PM

Departed Post Office

OCOEE, FL 34761
July 27, 2026 6:51 PM

USPS picked up item

OCOEE, FL 34761

July 27, 2026 12:23 PM

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FAQs

OCOEE POLICE DEPARTMENT

CODE ENFORCEMENT CASE HISTORY

CASE NUMBER: 2026-00050 **LOCATION/ADDRESS:** 637 PALM DR

PARCEL NUMBER: 132227664902000 **OFFICER:** E. Loeffler

OBSERVED: 3/12/2026 **COMPLY:** 3/30/2026 **RE-INSPECTION**: 4/16/2026

RESPONDANT NAME(S):

SKY TIGER HOLDINGS LLC

VIOLATION(S) CITED: §119-2.

VIOLATION SUMMARY:

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

TIMELINE:

03/16/2026	Notice of Violation *9589-0710-5270-3820-8760-50*	☒ Delivered ☐ Returned ☐ Attempted ☐ Refused ☐ In Transit ☐ Other	03/19/2026
05/07/2026	Notice of Hearing *9589-0710-5270-4051-6155-48*	Meeting Date ☒ Delivered ☐ Returned ☐ Attempted ☐ Refused ☐ In Transit ☐ Other	05/21/2026 05/12/2026
05/19/2026	Order of Continuance *9589-0710-5270-4051-6145-58*	New Meeting Date ☒ Delivered ☐ Returned ☐ Attempted ☐ Refused ☐ In Transit ☐ Other	06/18/2026 05/23/2026
06/04/2026	Notice of Hearing *9589-0710-5270-3972-6133-98*	Meeting Date ☒ Delivered ☐ Returned ☐ Attempted ☐ Refused	06/18/2026 06/06/2026

		☐ In Transit ☐ Other	
06/11/2026	Order of Continuance *9589-0710-5270-3972-6138-93*	New Meeting Date ☒ Delivered ☐ Returned ☐ Attempted ☐ Refused ☐ In Transit ☐ Other	06/18/2026 06/15/2026
07/22/2026	Order Requiring Complaince *9589-0710-5270-4032-1891-74*	Found in Violation on July 16, 2026, **Given Until August 15, 2026**, or Fined $250.00, per day, per violation. ☒ Delivered ☐ Returned ☐ Attempted ☐ Refused ☐ In Transit ☐ Other	 07/29/2026

Property Record - 13-22-27-6649-02-000

Orange County Property Appraiser • http://www.ocpafl.org

Property Summary as of 05/29/2026

Property Name

Express Signs / Fly Alliance

Names

Sky Tiger Holdings Llc

Municipality

OCO - Ocoee

Property Use

4807 - Ind Warehouse Ii

Mailing Address

6168 Harbour Town Ct
Orlando, FL 32819-4441

Physical Address

637 Palm Dr
Ocoee, FL 34761

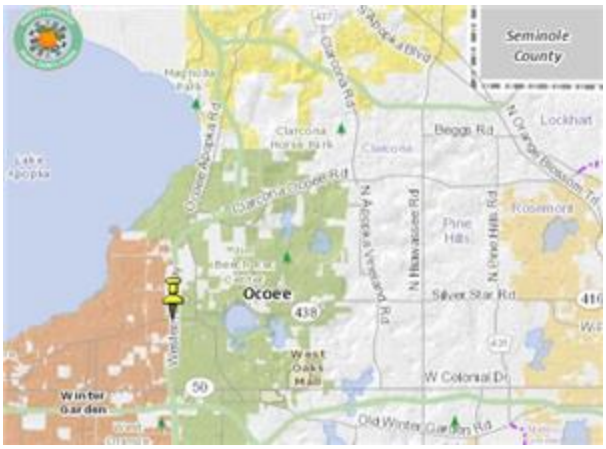
QR Code For Mobile Phone

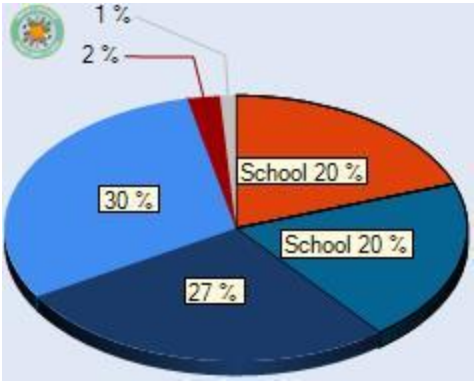
637 PALM DR, OCOEE, FL 34761 11/30/2023 11:04 AM

637 PALM DR, OCOEE, FL 34761 11/8/2022 11:50 AM

637 PALM DR, OCOEE, FL 34761 10/28/2020 8:58 AM

637 PALM DR, OCOEE, FL 34761 8/15/2019 10:26 AM





Value and Taxes

Historical Value and Tax Benefits

Tax Year Values		Market Value	Assessed Value
2025	✔ MKT	$10,195,834 (16%)	**$9,699,894** (10%)
2024	✔ MKT	$8,818,085 (49%)	**$8,818,085** (101%)
2023	✔ MKT	$5,903,575 (23%)	**$4,383,396** (10%)
2022	✔ MKT	$4,807,660	**$3,984,905**

Tax Year Benefits		Tax Savings
2025	✔ $	**$4,929**
2024	✔	$0
2023	✔ $	**$15,109**
2022	✔ $	**$8,192**

2025 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	$10,195,834	$0	$10,195,834	3.2010 (-0.47%)	**$32,636.86**	20 %
Public Schools: By Local Board	$10,195,834	$0	$10,195,834	3.2480 (0.00%)	**$33,116.07**	20 %
Orange County (General)	$9,699,894	$0	$9,699,894	4.4347 (0.00%)	**$43,016.12**	27 %
City Of Ocoee	$9,699,894	$0	$9,699,894	4.9500 (0.00%)	**$48,014.48**	30 %
Library - Operating Budget	$9,699,894	$0	$9,699,894	0.3748 (0.00%)	**$3,635.52**	2 %
St Johns Water Management District	$9,699,894	$0	$9,699,894	0.1793 (0.00%)	**$1,739.19**	1 %
				16.3878	**$162,158.24**	

2025 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
CITY OF OCOEE	OCOEE STORM - STORMWATER IMPROVEMENT - (407)905-3100	6970.93	$1.00	**$6,970.93**
CITY OF OCOEE	OCOEE FIRE RESC - N/A - (407)905-3100	19.46	$139.23	**$2,709.89**
				$9,680.82

Property Features

Property Description

PARK AT 429 92/93 LOT 2

Sales

Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
05/23/2018	$1,123,200	20180313939	/	Special Warranty Deed			Vacant

Similar Sales

Address	Sale Date	Sale Amount	$/SQFT	Deed Code	Beds/Baths	Instrument #	Book/Page
9600 Delegates Dr	12/18/2025	$16,959,500	$246	Special Warranty Deed	0/0	20250742220	/
741 Garden Commerce Pkwy	10/22/2025	$4,725,000	$326	Special Warranty Deed	0/0	20250620108	/
4559 34Th St	08/26/2025	$2,912,200	$62	Quit Claim Deed	0/0	20250501592	/
4627 L B Mcleod Rd	06/17/2025	$7,555,000	$205	Warranty Deed	0/0	20250362199	/

Services for Location

TPP Accounts At Location

Account	Market Value	Taxable Value	Business Name(s)	Business Address

There are no TPP Accounts associated with this parcel.

Schools

Lakeview (Middle School)

Principal	John Linehan
Office Phone	407.245.1800
Grades	2025: B

Maxey (Elementary)

Principal	Sean Brown

Office Phone	407.877.5020
Grades	2025: A

Ocoee (High School)

Principal	Fredrick Ray Jr
Office Phone	407.905.3000
Grades	2025: A

Utilities/Services

Electric	Duke Energy
Water	Ocoee
Yard Waste (Thursday)	Orange County

Elected Officials

State Representative	Douglas Bankson
State Senate	LaVon Davis
School Board Representative	Melissa Byrd
US Representative	Daniel Webster
County Commissioner	Christine Moore
State Representative	RaShon Young
Orange County Property Appraiser	Amy Mercado

EXHIBITS & RECOMMENDATIONS

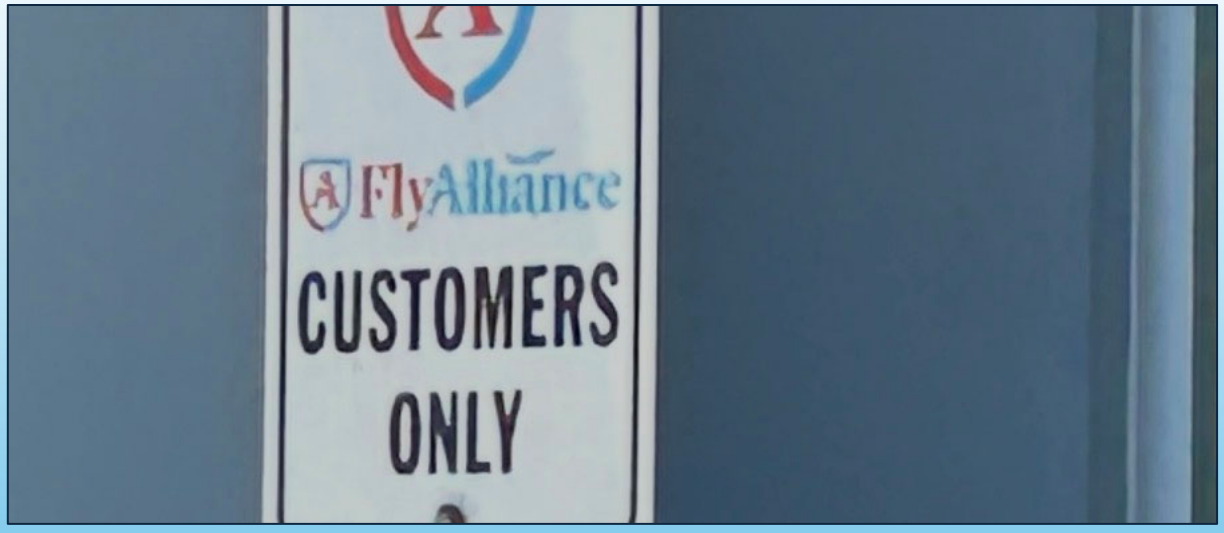
CASE NO: 2026-00050

ADDRESS: 637 PALM DR

PHOTO EXHIBITS

Date Filed	11/03/2023
State	DE
Status	ACTIVE
Last Event	NAME CHANGE AMENDME
Event Date Filed	10/18/2024
Event Effective Date	NONE

Principal Address



RECOMMENDATION

COMPLIANCE BY

15 DAYS

JULY 31, 2026

FINE / FURTHER ACTION

$250.00, PER DAY, PER VIOLATION

CODE ENFORCEMENT

CITY OF OCOEE
CODE ENFORCEMENT

Case # 2026-00050
Parcel ID: 132227664902000
Address: 637 PALM DR

NOTICE OF CODE VIOLATION

SKY TIGER HOLDINGS LLC
6168 HARBOUR TOWN CT
ORLANDO, FL, 32819

Notice of Code Violation Regarding:
637 PALM DR, OCOEE, FL 34761

YOU ARE NOTIFIED, pursuant to Chapter 7.6 of the Code of Ordinances of the City of Ocoee, that the following violations of the Code of the City of Ocoee have been noted with respect to the property identified above:

Code Violations

Violation Findings	Code Violated	Remedial Actions
COMPLAINT RECEIVED OCOEE FIRE DEPT: BUSINESS OPERATING AT 637 PALM DR W/O OCOEE BUSINESS TAX CERTIFICATE (OCC LIC)	§ 119-2. - Engaging in business without license.	OBTAIN BUSINESS TAQX CERTIFICATE / RECEIPT FROM THE OCOEE BUILDING DEPT

Code Violated	Description of Code
§ 119-2. - Engaging in business without license.	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 facia evidence of a violation hereof.

The violation(s) was observed by Ed Loeffler, the undersigned, on 03/12/2026.

YOU HAVE UNTIL 03/30/2026 to correct the violation(s) described above. Failure to comply by this date may result in the commencement of appropriate enforcement action including a Public Hearing at which a fine, not to exceed $250.00 per day, per violation, for each day the violation(s) continues, may be ordered. The fine may result in a lien against the property and may include costs incurred by the City under certain circumstances. Our intention is not to punish the property owner, but to ensure that it comes into compliance by correcting the violation(s).

The burden rests upon you to request a re-inspection in order to determine whether the property has been brought into compliance.

I certify that a copy hereof has been sent, CERTIFIED MAIL to each address named above on 03/16/2026.

Sincerely,

Name: Ed Loeffler
Title: Code Enforcement Officer
Date: 03/16/2026
Telephone: 4072098913

9589 0710 5270 3820 8760 50

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage and Fees
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Sent To
Sky Tiger Holdings LLC
Street and Apt. No., or PO Box No.
6168 Harbour Town CT
City, State, ZIP+4®
Orlando, FL 32819

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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March 19, 2026 3:07 PM

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March 19, 2026 12:44 PM

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March 18, 2026 9:50 PM

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CITY OF OCOEE, FLORIDA
CODE ENFORCEMENT

Case #: 2026-00050
Parcel ID: 132227664902000
Address: 637 PALM DR

CITY OF OCOEE,
Petitioner

SKY TIGER HOLDINGS LLC,
Respondent

NOTICE OF HEARING

TO: SKY TIGER HOLDINGS LLC,

YOU ARE NOTIFIED, pursuant to Chapter 7.6 of the Code of Ordinances of the City of Ocoee, that a public hearing will be conducted in the above-styled action, pending and undetermined by the Code Enforcement Special Magistrate of the City of Ocoee, on **5/21/2026 01:00:00 PM in the Ocoee Commission Chambers**, 1 N Bluford Ave, Ocoee, Florida.

The City will present testimony in evidence at this public hearing and request such orders as are supported by that testimony and the evidence pertaining to the attached Statement of Violations.

You have the right to appear in person, the right to present evidence relevant to the matter under consideration by the Board or Special Magistrate, the right to subpoena witnesses to testify at the hearing, and the right to be represented by legal counsel of your own choosing at your own expense.

Please Note:

- The case may still be presented if the violation(s) are corrected but recurs prior to the hearing.
- The case may still be presented, for future repeat violation, if the violation(s) are corrected prior to the hearing but were not corrected by the time specified for correction by the Code Inspector.
- If this is a repeat violation, the case may still be presented for fine even if the violation(s) are corrected prior to the hearing.
- If the violation(s) are considered to be irreparable or irreversible in nature, the case may still be presented for fine even if the violation(s) are corrected prior to the hearing.

If a person decides to appeal any decision made with respect to any matter considered at the hearing, such person will need a record of the proceedings, and for such purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Please govern yourself accordingly.

Dated: 05/07/2026

Clerk of the Board
MAIYA DECRUIZ

CITY OF OCOEE, FLORIDA
CODE ENFORCEMENT

Case #: 2026-00050
Parcel ID: 132227664902000
Address: 637 PALM DR

CITY OF OCOEE,
Petitioner

SKY TIGER HOLDINGS LLC,
Respondent

STATEMENT OF VIOLATIONS

Pursuant to the Chapter 7.6 of the Code of Ordinances of the City of Ocoee, the undersigned Code Enforcement Officer states the following with respect to certain violation(s) of the Code of the City of Ocoee, Florida, and hereby requests a public hearing before the Code Enforcement Special Magistrate of the City of Ocoee:

1. Name and address of owner/person in charge of location where violation(s) existed:
   SKY TIGER HOLDINGS LLC
   6168 HARBOUR TOWN CT
   ORLANDO, FL, 32819

2. Location/address where violation(s) existed: 637 PALM DR

Description of violation(s):

Violation Findings	Code Violated	Remedial Actions
Complaint Received Ocoee Fire Dept: Business Operating At 637 Palm Dr W/O Ocoee Business Tax Certificate (Occ Lic)	§ 119-2. - ENGAGING IN BUSINESS WITHOUT LICENSE.	Obtain Business Tax Certificate / Receipt from The Ocoee Building Dept

Code Violated	Description of Code
§ 119-2. - ENGAGING IN BUSINESS WITHOUT LICENSE.	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 facia evidence of a violation hereof

The violation(s) was observed by Ed Loeffler, the undersigned, on 03/12/2026.

The property was re-inspected on 04/16/2026 with the following results: Non-Compliant.

Based on the foregoing, I certify that the violation(s) described above has existed or has been repeated, and that the violation(s) should be referred to the Code Enforcement Special Magistrate for a Public Hearing.

Signature: _____
Printed Name: Ed Loeffler
Title: Code Enforcement Officer
Date: 05/07/2026
Telephone: 407-209-8913

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 07th day of May 2026 by Ed Loeffler as Code Enforcement Officer of City of Ocoee, who is personally known to me.

Notary Public State of Florida
Maiya Decruiz
My Commission HH 484636
Expires 1/24/2028

Notary Public
My Commission expires: 1-24-2028

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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

Sent To
SKY Tiger Holdings LLC
Street and Apt. No., or PO Box No.
6168 Harbour Town CT
City, State, ZIP+4®
Orlando FL 32819

PS Form 3800, January 2023 PSN 7530-02-000-9047 **See Reverse for Instructions**

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FAQs

CITY OF OCOEE, FLORIDA
CODE ENFORCMENT

Case #: 2026-00050
Parcel ID: 132227664902000
Address: 637 PALM DR

CITY OF OCOEE, FLORIDA
Petitioner

SKY TIGER HOLDINGS LLC

Respondents

ORDER OF CONTINUANCE

Case 2026-00050 continued to 6/18/2026 1:00:00 PM, Code Enforcement hearing. The meeting will start in the City Hall Chambers, 1 N Bluford, Ocoee, Fl, 34761.

Please govern yourself accordingly.

Dated: 5/19/2026

Clerk of the Board
MAIYA DECRUIZ

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May 23, 2026 12:31 PM

Redelivery Scheduled

ORLANDO, FL 32819
May 22, 2026

Notice Left (No Authorized Recipient Available)

ORLANDO, FL 32819
May 22, 2026 12:17 PM

Arrived at USPS Facility

ORLANDO FL DISTRIBUTION CENTER
May 21, 2026 8:56 PM

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CITY OF OCOEE, FLORIDA
CODE ENFORCEMENT

Case #: 2026-00050
Parcel ID: 132227664902000
Address: 637 PALM DR

CITY OF OCOEE,
Petitioner

SKY TIGER HOLDINGS LLC,
Respondent

NOTICE OF HEARING

TO: SKY TIGER HOLDINGS LLC,

YOU ARE NOTIFIED, pursuant to Chapter 7.6 of the Code of Ordinances of the City of Ocoee, that a public hearing will be conducted in the above-styled action, pending and undetermined by the Code Enforcement Special Magistrate of the City of Ocoee, on **6/18/2026 01:00:00 PM in the Ocoee Commission Chambers**, 1 N Bluford Ave, Ocoee, Florida.

The City will present testimony in evidence at this public hearing and request such orders as are supported by that testimony and the evidence pertaining to the attached Statement of Violations.

You have the right to appear in person, the right to present evidence relevant to the matter under consideration by the Board or Special Magistrate, the right to subpoena witnesses to testify at the hearing, and the right to be represented by legal counsel of your own choosing at your own expense.

Please Note:

- The case may still be presented if the violation(s) are corrected but recurs prior to the hearing.
- The case may still be presented, for future repeat violation, if the violation(s) are corrected prior to the hearing but were not corrected by the time specified for correction by the Code Inspector.
- If this is a repeat violation, the case may still be presented for fine even if the violation(s) are corrected prior to the hearing.
- If the violation(s) are considered to be irreparable or irreversible in nature, the case may still be presented for fine even if the violation(s) are corrected prior to the hearing.

If a person decides to appeal any decision made with respect to any matter considered at the hearing, such person will need a record of the proceedings, and for such purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Please govern yourself accordingly.

Dated: 06/04/2026

Clerk of the Board
MAIYA DECRUIZ

CITY OF OCOEE, FLORIDA
CODE ENFORCEMENT

Case #: 2026-00050
Parcel ID: 132227664902000
Address: 637 PALM DR

CITY OF OCOEE,
Petitioner

SKY TIGER HOLDINGS LLC,
Respondent

STATEMENT OF VIOLATIONS

Pursuant to the Chapter 7.6 of the Code of Ordinances of the City of Ocoee, the undersigned Code Enforcement Officer states the following with respect to certain violation(s) of the Code of the City of Ocoee, Florida, and hereby requests a public hearing before the Code Enforcement Special Magistrate of the City of Ocoee:

1. Name and address of owner/person in charge of location where violation(s) existed:
   SKY TIGER HOLDINGS LLC
   6168 HARBOUR TOWN CT
   ORLANDO, FL 32819-4441

2. Location/address where violation(s) existed: 637 PALM DR

Description of violation(s):

Violation Findings	Code Violated	Remedial Actions
Complaint Received Ocoee Fire Dept: Business Operating At 637 Palm Dr W/O Ocoee Business Tax Certificate (Occ Lic)	§ 119-2. - ENGAGING IN BUSINESS WITHOUT LICENSE.	OBTAIN BUSINESS TAX CERTIFICATE / RECEIPT FROM THE OCOEE BUILDING DEPT FLY ALLIANCE 637 Palm Dr Suite 101-102: Fly Alliance Occupant: Emmanuel Perez Cell: 302-561-3911 Email:Manny.Perez@Flyalliance.Com

Code Violated	Description of Code
§ 119-2. - ENGAGING IN BUSINESS WITHOUT LICENSE.	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 Facia Evidence of a Violation Hereof.

The violation(s) was observed by Ed Loeffler, the undersigned, on 03/12/2026.

The property was re-inspected on 04/16/2026 with the following results: Non-Compliant.

Based on the foregoing, I certify that the violation(s) described above has existed or has been repeated, and that the violation(s) should be referred to the Code Enforcement Special Magistrate for a Public Hearing.

Signature: _____
Printed Name: Ed Loeffler
Title: Code Enforcement Officer
Date: 06/04/2026
Telephone: 407-209-8913

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 04th day of June 2026 by Ed Loeffler as Code Enforcement Officer of City of Ocoee, who is personally known to me.

Notary Public State of Florida
Maiya Decruiz
My Commission HH 484638
Expires 1/24/2028

Notary Public
My Commission expires: 1-24-2028

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SKY TIGER HOLDINGS LLC

Street and Apt. No., or PO Box No.
6169 HARBOUR TOWN CT

City, State, ZIP+4®
ORLANDO, FL 32819-4441

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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June 13, 2026 5:24 PM

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CITY OF OCOEE, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE

CASE NO.: 2026-00050

CITY OF OCOEE,
Petitioner,

vs.

SKY TIGER HOLDINGS LLC,
Respondent(s)

PROPERTY ADDRESS: 637 PALM DR
PROPERTY LEGAL: PARK AT 429 92/93 LOT 2
PROPERTY PARCEL ID: 13-22-27- 6649-02-000

ORDER REQUIRING COMPLIANCE

THIS CAUSE came for public hearing before the Ocoee Code Enforcement Special Magistrate on July 16, 2026, after due notice to the Respondent, and the Special Magistrate, having heard testimony under oath, received evidence, and heard argument, thereupon issues its Findings of Fact, Conclusions of Law, and Order, as follows:

I. FINDINGS OF FACT:

The Respondent, Sky Tiger Holdings LLC, is the owner of the real property, located at 637 Palm Dr., Ocoee, FL 34761, having Parcel ID Number 13-22-27- 6649-02-000.

On March 12, 2026, the Respondent was first observed to be in violation of the City Code of Ocoee, Florida, in that the Respondent had operated a business without a local business tax certificate. The applicable City Code Provision is:

- Section 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 facia evidence of a violation hereof.

The Respondent was sent notice, by certified mail, on March 16, 2026, that the aforesaid condition constituted a violation of the City Code of Ocoee, Florida, and was to be corrected on or before March 30, 2026. The property was re-inspected on April 16, 2026, and the property showed continued non-compliance. The Respondent was sent notice, by certified mail, on June 11, 2026, of this hearing date.

Sworn testimony provided by Code Officer Loeffler and photographs and documents introduce into evidence demonstrated that alleged violation(s) did, in fact, exist, as Marh 12, 2026, and continues as noted below:

§ 119-2. ☐ Compliant _____ ☒ continues through July 16, 2026,

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ORLANDO, FL 32809
July 29, 2026 9:51 AM

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OCOEE POLICE DEPARTMENT

CODE ENFORCEMENT CASE HISTORY

CASE NUMBER: 2026-00074 **LOCATION/ADDRESS:** 651 L F ROPER PKWY

PARCEL NUMBER: 192228915300300 **OFFICER:** E. Loeffler

OBSERVED: 1/7/2026 **COMPLY:** 1/26/2026 **RE-INSPECTION**: 4/25/2026

RESPONDANT NAME(S):

BLUEWATER COMMERCIAL RENTALS LLC

VIOLATION(S) CITED: §119-2. & §51-13.

VIOLATION SUMMARY:

- §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.

TIMELINE:

01/08/2026	Notice of Violation *9589-0710-5270-3525-2359-16*	☒ Delivered ☐ Returned ☐ Attempted ☐ Refused ☐ In Transit ☐ Other	01/13/2026
05/07/2026	Notice of Hearing *9589-0710-5270-4051-6155-55*	Meeting Date ☒ Delivered ☐ Returned ☐ Attempted ☐ Refused ☐ In Transit ☐ Other	05/21/2026 05/19/2026
05/22/2026	Order Requiring Complaince	Found in Violation on May 21, 2026, and **Given Until August 19, 2026**, or be Fined $100.00 per day, per violation	
	9589-0710-5270-4051-6147-18	☒ Delivered ☐ Returned	05/29/2026

☐ Attempted ☐ Refused
☐ In Transit ☐ Other

Property Record - 19-22-28-9153-00-300

Orange County Property Appraiser • http://www.ocpafl.org

Property Summary as of 05/04/2026

Property Name
651 L F Roper Pkwy

Names
Bluewater Commercial Rentals Llc

Municipality
OCO - Ocoee

Property Use
2740 - Auto Repair Garage

Mailing Address
94 Wisteria Dr
Longwood, FL 32779-4956

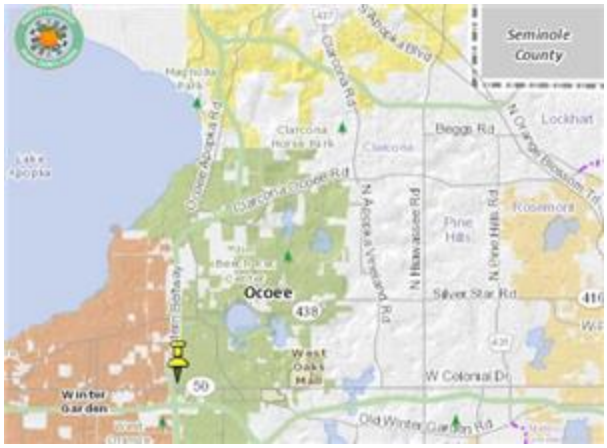
Physical Address
651 L F Roper Pkwy
Ocoee, FL 34761

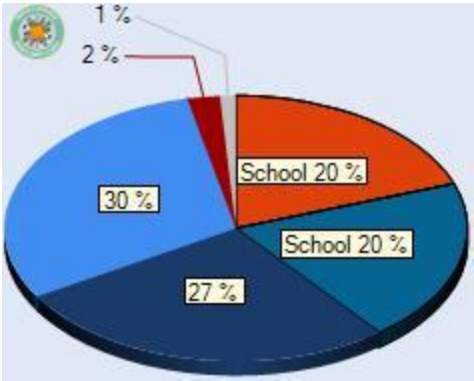
QR Code For Mobile Phone

651 L F ROPER PKWY, OCOEE, FL 34761 4/26/2022 3:28 PM

651 L F ROPER PKWY, OCOEE, FL 34761 8/13/2020 10:16 AM

282219915300300 04/27/2006





Value and Taxes

Historical Value and Tax Benefits

Tax Year Values	Land		Building(s)		Feature(s)	Market Value	Assessed Value
2025 MKT	$262,228	+	$319,480	+	$5,628 =	$587,336 (18%)	**$492,074** (10%)
2024 MKT	$218,548	+	$273,744	+	$5,628 =	$497,920 (5.3%)	**$447,340** (10%)
2023 MKT	$218,548	+	$248,850	+	$5,628 =	$473,026 (8.7%)	**$406,673** (10%)
2022 MKT	$192,340	+	$237,022	+	$5,628 =	$434,990	**$369,703**

Tax Year Benefits	Tax Savings
2025 $	**$947**
2024 $	**$503**
2023 $	**$659**
2022 $	**$650**

2025 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	$587,336	$0	$587,336	3.2010 (-0.47%)	**$1,880.06**	22 %
Public Schools: By Local Board	$587,336	$0	$587,336	3.2480 (0.00%)	**$1,907.67**	22 %
Orange County (General)	$492,074	$0	$492,074	4.4347 (0.00%)	**$2,182.20**	25 %
City Of Ocoee	$492,074	$0	$492,074	4.9500 (0.00%)	**$2,435.77**	28 %
Library - Operating Budget	$492,074	$0	$492,074	0.3748 (0.00%)	**$184.43**	2 %
St Johns Water Management District	$492,074	$0	$492,074	0.1793 (0.00%)	**$88.23**	1 %
				16.3878	**$8,678.36**	

2025 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
CITY OF OCOEE	OCOEE STORM - STORMWATER IMPROVEMENT - (407)905-3100	2428.19	$1.00	**$2,428.19**
CITY OF OCOEE	OCOEE FIRE RESC - N/A - (407)905-3100	5.41	$139.23	**$752.75**
				$3,180.94

Property Features

Property Description

WEST ORANGE IND PARK UNIT 2 5/84 LOT A-3

Sales

Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
07/31/2020	$100	20200419370	/	Quit Claim Deed			Improved
03/15/2017	$100	20170151292	/	Warranty Deed			Improved
10/01/1979	$11,700	19791448042	03060 / 1494	Special Warranty Deed			Vacant

Similar Sales

Address	Sale Date	Sale Amount	$/SQFT	Deed Code	Beds/Baths	Instrument #	Book/Page
644 Maguire Rd	02/23/2026	$1,000,000	$229	Warranty Deed	0/0	20260109748	/
10 W Story Rd	02/03/2026	$1,000,000	$250	Special Warranty Deed - Multiple Parcels	0/0	20260094078	/
7750 S Orange Blossom Trl	02/02/2026	$3,650,000	$163	Special Warranty Deed	0/0	20260080211	/
306 S Mckinley Ave	01/28/2026	$21,600	$5	Certificate Of Title	0/0	20260057089	/
730 Lowell Blvd	01/09/2026	$1,012,500	$592	Special Warranty Deed - Multiple Parcels	0/0	20260142376	/
18252 E Colonial Dr	12/29/2025	$2,600,000	$405	Warranty Deed	0/0	20260001889	/
20 N Orange Blossom Trl	12/29/2025	$1,350,000	$150	Trustees Deed	0/0	20260002322	/
5901 Anno Ave	12/15/2025	$1,100,000	$262	Warranty Deed	0/0	20250721274	/
135 Hermit Smith Rd	12/12/2025	$4,396,817	$515	Warranty Deed - Multiple Parcels	0/0	20250726887	/
700 Jackson Ave	12/05/2025	$2,670,000	$272	Special Warranty Deed	0/0	20250729361	/

Services for Location

TPP Accounts At Location

Account	Market Value	Taxable Value

There are no TPP Accounts associated with this parcel.

Schools

Ocoee (Elementary)

Principal Kandace Goshe

Office Phone	407.877.5027
Grades	2025: B

Ocoee (Middle School)

Principal	Cheri Leavitt
Office Phone	407.207.3850
Grades	2025: B

Ocoee (High School)

Principal	Fredrick Ray Jr
Office Phone	407.905.3000
Grades	2025: A

Utilities/Services

Electric	Duke Energy
Water	Ocoee
Recycling (Tuesday, Friday)	Ocoee
Trash (Friday, Tuesday)	Ocoee
Yard Waste (Tuesday)	Ocoee

Elected Officials

Orange County Property Appraiser	Amy Mercado

Traffic Information

Western Beltway	29,500 Vehicles / Day

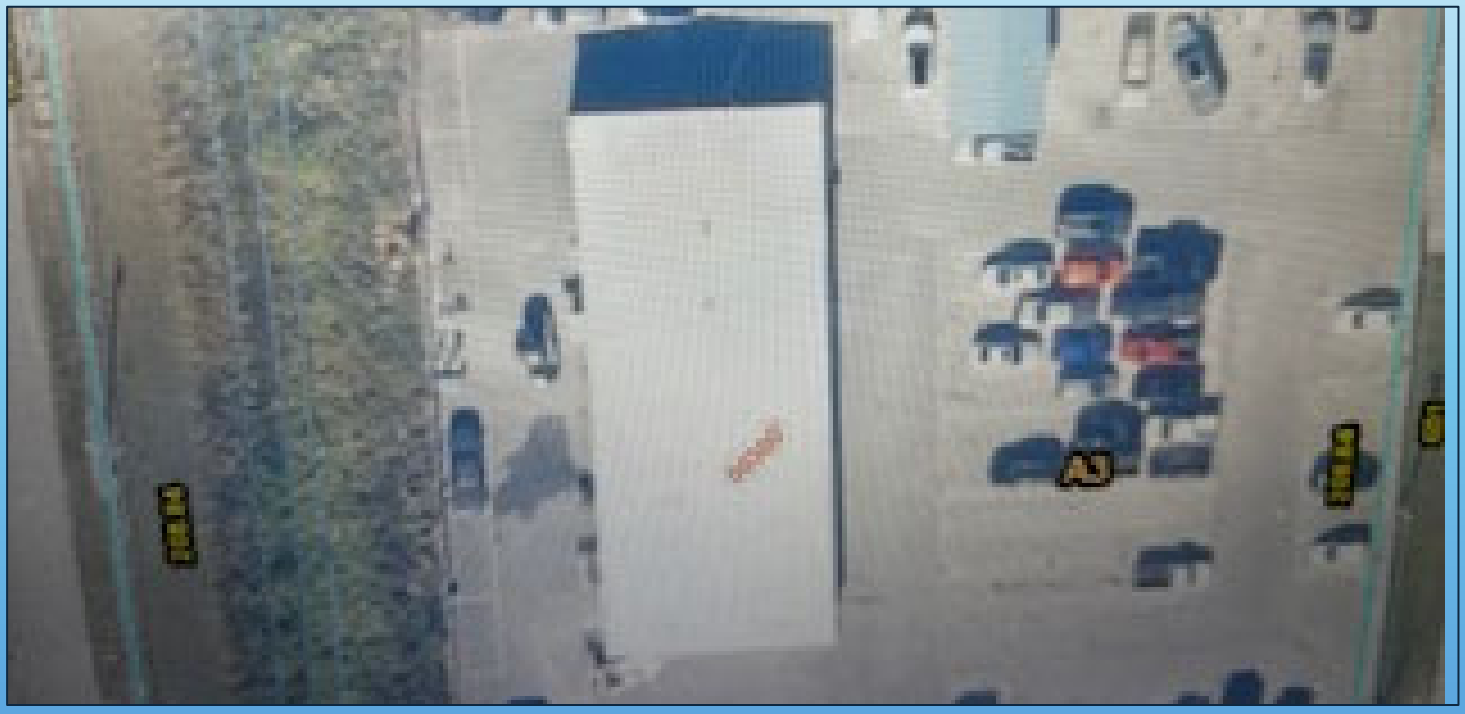
EXHIBITS & RECOMMENDATIONS

CASE NO: 2026-00074

ADDRESS: 651 L F ROPER PARKWAY

PHOTO EXHIBITS

PHOTO EXHIBITS



RECOMMENDATION

COMPLIANCE BY

30 DAYS

JUNE 20, 2026

FINE / FURTHER ACTION

$100.00, PER DAY, PER VIOLATION

CODE ENFORCEMENT

CITY OF OCOEE
CODE ENFORCEMENT

Case # 2026-00074
Parcel ID: 192228915300300
Address: 651 L F ROPER PKWY

NOTICE OF CODE VIOLATION

BLUEWATER COMMERCIAL RENTALS LLC
94 WISTERIA DR
LONGWOOD, FL, 32779

Notice of Code Violation Regarding:
651 L F ROPER PKWY, OCOEE, FL 34761

YOU ARE NOTIFIED, pursuant to Chapter 7.6 of the Code of Ordinances of the City of Ocoee, that the following violations of the Code of the City of Ocoee have been noted with respect to the property identified above:

Code Violations

Violation Findings	Code Violated	Remedial Actions
ELEVEN (11) ADVERTISED BUSINEESES AT LOCATION (ONLY ONE APPROVED AND ONE REJECTED)	§ 119-2. - Engaging in business without license.	HAVE TENANT BUSINESS OBTAIN BUSINESS TAX CERTIFICATES.
COSTRUCTION: LARGE 2 STORY METAL BUILDING BY FRONT DOOR W/O PERMIT	§ 51-13. - Permits Required	REMOVE STRUCTURE -OR- OBTAIN REQUIRED PERMIT (REVIEWED, APPROVED, PAID, IN-POSSESSION AND POSTED AT LOCATION

Code Violated	Description of Code
§ 119-2. - Engaging in business without license.	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 facia evidence of a violation hereof.
§ 51-13. - Permits Required	It shall be a violation of this chapter for any person to do any work related to building, electrical, plumbing, mechanical, swimming pool or other type of construction work without first obtaining a permit therefor from the Building Department.

The violation(s) was observed by Ed Loeffler, the undersigned, on 01/07/2026.

YOU HAVE UNTIL 01/26/2026 to correct the violation(s) described above. Failure to comply by this date may result in the commencement of appropriate enforcement action including a Public Hearing at which a fine, not to exceed $250.00 per day, per violation, for each day the violation(s) continues, may be ordered. The fine may result in a lien against the property and may include costs incurred by the City under certain circumstances. Our intention is not to punish the property owner, but to ensure that it comes into compliance by correcting the violation(s).

The burden rests upon you to request a re-inspection in order to determine whether the property has been brought into compliance.

I certify that a copy hereof has been sent, CERTIFIED MAIL to each address named above on 01/08/2026.

Sincerely,

Name:	Ed Loeffler
Title:	Code Enforcement Officer
Date:	01/08/2026
Telephone:	4072098913

CODE ENFORCEMENT

CITY OF OCOEE
CODE ENFORCEMENT

Case # 2026-00074
Parcel ID: 192228915300300
Address: 651 L F ROPER PKWY

NOTICE OF CODE VIOLATION

BLUEWATER COMMERCIAL RENTALS LLC
94 WISTERIA DR
LONGWOOD, FL, 32779

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Code Violated	Description of Code
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The burden rests upon you to request a re-inspection in order to determine whether the property has been brought into compliance.

I certify that a copy hereof has been sent, PROPERTY POSTING to each address named above on 01/07/2026.

Sincerely,

Name:	Ed Loeffler
Title:	Code Enforcement Officer
Date:	01/07/2026
Telephone:	4072098913

9589 0710 5270 4051 6155 55

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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage and Fees
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Sent To
Bluewater Commercial Rentals

Street and Apt. No., or PO Box No.
44 Wisteria Dr

City, State, ZIP+4®
Longwood FL 32779

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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LONGWOOD, FL 32779
January 13, 2026 9:43 AM

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LONGWOOD, FL 32779
January 10, 2026 12:10 PM

Arrived at USPS Facility

LAKE MARY FL DISTRIBUTION CENTER
January 9, 2026 7:41 PM

Arrived at USPS Facility

ORLANDO FL DISTRIBUTION CENTER
January 8, 2026 8:23 PM

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CITY OF OCOEE, FLORIDA
CODE ENFORCEMENT

Case #: 2026-00074
Parcel ID: 192228915300300
Address: 651 L F ROPER PKWY

CITY OF OCOEE,
Petitioner

BLUEWATER COMMERCIAL RENTALS LLC,
Respondent

NOTICE OF HEARING

TO: BLUEWATER COMMERCIAL RENTALS LLC,

YOU ARE NOTIFIED, pursuant to Chapter 7.6 of the Code of Ordinances of the City of Ocoee, that a public hearing will be conducted in the above-styled action, pending and undetermined by the Code Enforcement Special Magistrate of the City of Ocoee, on **5/21/2026 01:00:00 PM in the Ocoee Commission Chambers**, 1 N Bluford Ave, Ocoee, Florida.

The City will present testimony in evidence at this public hearing and request such orders as are supported by that testimony and the evidence pertaining to the attached Statement of Violations.

You have the right to appear in person, the right to present evidence relevant to the matter under consideration by the Board or Special Magistrate, the right to subpoena witnesses to testify at the hearing, and the right to be represented by legal counsel of your own choosing at your own expense.

Please Note:

- The case may still be presented if the violation(s) are corrected but recurs prior to the hearing.
- The case may still be presented, for future repeat violation, if the violation(s) are corrected prior to the hearing but were not corrected by the time specified for correction by the Code Inspector.
- If this is a repeat violation, the case may still be presented for fine even if the violation(s) are corrected prior to the hearing.
- If the violation(s) are considered to be irreparable or irreversible in nature, the case may still be presented for fine even if the violation(s) are corrected prior to the hearing.

If a person decides to appeal any decision made with respect to any matter considered at the hearing, such person will need a record of the proceedings, and for such purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Please govern yourself accordingly.

Dated: 05/07/2026

Clerk of the Board
MAIYA DECRUIZ

CITY OF OCOEE, FLORIDA
CODE ENFORCEMENT

Case #: 2026-00074
Parcel ID: 192228915300300
Address: 651 L F ROPER PKWY

CITY OF OCOEE,
Petitioner

BLUEWATER COMMERCIAL RENTALS LLC,
Respondent

STATEMENT OF VIOLATIONS

Pursuant to the Chapter 7.6 of the Code of Ordinances of the City of Ocoee, the undersigned Code Enforcement Officer states the following with respect to certain violation(s) of the Code of the City of Ocoee, Florida, and hereby requests a public hearing before the Code Enforcement Special Magistrate of the City of Ocoee:

1. Name and address of owner/person in charge of location where violation(s) existed:
   BLUEWATER COMMERCIAL RENTALS LLC
   94 WISTERIA DR
   LONGWOOD, FL, 32779

2. Location/address where violation(s) existed: 651 L F ROPER PKWY

Description of violation(s):

Violation Findings	Code Violated	Remedial Actions
Eleven (11) Advertised Business at Location (Only One Approved and One Rejected)	§ 119-2. - ENGAGING IN BUSINESS WITHOUT LICENSE	Have Tenant Business Obtain Business Tax Certificates
Construction: Large 2 Story Metal Building by Front Door W/O Permit	§ 51-13. - PERMITS REQUIRED	Remove Structure -Or- Obtain Required Permit (Reviewed, Approved, Paid, in possession And Posted at Location

Code Violated	Description of Code
§ 119-2. - ENGAGING IN BUSINESS WITHOUT LICENSE	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 facia evidence of a violation hereof
§ 51-13. - PERMITS REQUIRED	It shall be a violation of this chapter for any person to do any work related to building, electrical, plumbing, mechanical, swimming pool or other type of construction work without first obtaining a permit therefor from the Building Department.

The violation(s) was observed by Ed Loeffler, the undersigned, on 01/072026.

The property was re-inspected on 04/25/2026 with the following results: Non-Compliant.

Based on the foregoing, I certify that the violation(s) described above has existed or has been repeated, and that the violation(s) should be referred to the Code Enforcement Special Magistrate for a Public Hearing.

Signature: _____
Printed Name: Ed Loeffler
Title: Code Enforcement Officer
Date: 05/07/2026
Telephone: 407-209-8913

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 07th day of May 2026 by Ed Loeffler as Code Enforcement Officer of City of Ocoee, who is personally known to me.

Notary Public State of Florida
Maiya Decruiz
My Commission HH 484638
Expires 1/24/2028

Notary Public
My Commission expires: 1-24-2028

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

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Total Postage and Fees
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Bluewater Commercial Rentals
Street and Apt. No., or PO Box No.
94 Waterloo Dr
City, State, ZIP+4®
Longwood, FL, 32779

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May 13, 2026 2:56 PM

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FAQs

CITY OF OCOEE, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE

CASE NO.: 2026-00074

CITY OF OCOEE,
Petitioner,

vs.

BLUEWATER COMMERCIAL RENTALS LLC,
Respondent(s)

Property Address: 651 L F Roper Pkwy
Property Legal: West Orange Ind Park Unit 2 5/84 Lot A-3
Property Parcel ID: 19-22-28- 9153-00-300

ORDER REQUIRING COMPLIANCE

THIS CAUSE came for public hearing before the Ocoee Code Enforcement Special Magistrate on May 21, 2026, after due notice to the Respondent, and the Special Magistrate, having heard testimony under oath, received evidence, and heard argument, thereupon issues its Findings of Fact, Conclusions of Law, and Order, as follows:

I. FINDINGS OF FACT:

The Respondent, Bluewater Commercial Rentals LLC, is the owner of the real property, located at 651 L F Roper Pkwy., Ocoee, FL 34761, having Parcel ID Number 19-22-28- 9153-00-300.

On January 07, 2026, the Respondent was first observed to be in violation of the City Code of Ocoee, Florida, in that the Respondent had advertised 11 businesses with only one approved business operating within the plaza and two-story metal building by the front door without a permit. The applicable City Code Provisions are:

- Section 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 facia evidence of a violation hereof.
- Section 51-13. prohibits doing work related to construction without first obtaining a permit.

The Respondent was sent notice, by certified mail, on January 08, 2026, that the aforesaid condition constituted a violation of the City Code of Ocoee, Florida, and was to be corrected on or before January 26, 2026. The property was re-inspected on April 25, 2026, and the property showed continued non-compliance. The Respondent was sent notice, by certified mail, on May 07, 2026, of this hearing date.

Sworn testimony provided by Code Officer Loeffler and photographs and documents

introduce into evidence demonstrated that alleged violation(s) did, in fact, exist, as January 07, 2026, and continues as noted below:

§ 119-2. ☐ Compliant _____ ☒ continues through May 21, 2026,
§ 51-13. ☐ Compliant _____ ☒ continues through May 21, 2026,

II. CONCLUSIONS OF LAW:

The Respondent, Bluewater Commercial Rentals LLC, by reason of the foregoing, was found in violation of the City Code of Ocoee, Florida as of May 21, 2026, for all above noted ordinances not marked compliant and is subject to the enforcement provisions of Chapter 7 of the City Code of Ocoee, Florida.

III. ORDER:

The Code Enforcement Special Magistrate Hereby Orders the property to come into compliance by August 19, 2026, or thereafter be fined $ 100.00 per day, per violation. The fines shall continue to accrue until the property comes into compliance. The applicable violations are:

☒ § 119-2. ☒ § 51-13.

The appeal of any Party shall be to the Circuit Court of Orange County and shall commence within thirty (30) days of the date this Order is filed with the City Clerk.

IN THE EVENT THE VIOLATIONS ARE CORRECTED AND THEN REPEATED AT A LATER DATE, THE VIOLATIONS MAY BE BROUGHT BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE FOR HEARING, EVEN IF THE REPEAT VIOLATIONS HAVE BEEN CORRECTED PRIOR TO THE SPECIAL MAGISTRATE HEARING. REPEAT VIOLATIONS MAY BE FINED UP TO $500.00 PER DAY.

DONE AND ORDERED THIS 21th DAY OF MAY 2026.

Attest:

Code Enforcement
Special Magistrate Clerk

Special Magistrate

CERTIFICATION OF MAILING

I HEREBY CERTIFY that a true and correct copy of this ORDER REQUIRING COMPLAINCE, pursuant to Chapter 7, of the City Code of Ocoee, Florida, was furnished to Bluewater Commercial Rentals LLC at 94 Wisteria Dr Longwood, FL 32779-4956, this 22ND day of May 2026, by first class mail.

Code Enforcement Special Magistrate Clerk

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- ☐ Return Receipt (electronic) $ _____
- ☐ Certified Mail Restricted Delivery $ _____
- ☐ Adult Signature Required $ _____
- ☐ Adult Signature Restricted Delivery $ _____

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Total Postage and Fees
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BLUEWATER COMMERCIAL RENTAL LLC

Street and Apt. No., or PO Box No.
94 WISTERIA DR.

City, State, ZIP+4®
LONGWOOD, FL 32779-4956

PS Form 3800, January 2023 PSN 7530-02-000-9047 **See Reverse for Instructions**

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LONGWOOD, FL 32779
May 29, 2026 9:31 AM

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OCOEE POLICE DEPARTMENT

CODE ENFORCEMENT CASE HISTORY

CASE NUMBER: 2026-02187 **LOCATION/ADDRESS:** 9290 W COLONIAL DR

PARCEL NUMBER: 272228800500010 **OFFICER:** E. Loeffler

OBSERVED: 6/26/2026 **COMPLY:** 7/13/2026 **RE-INSPECTION**: 7/14/2026

RESPONDANT NAME(S):

TOBIAS INVESTMENT PROPERTY LLC

VIOLATION(S) CITED: § 5-1. E. (1).

VIOLATION SUMMARY:

- §5-1. E. (1). - Donation Box Placed on the Property.

TIMELINE:

06/26/2026	Notice of Violation *9589-0710-5270-3972-6144-87*	☒ Delivered ☐ Returned ☐ Attempted ☐ Refused ☐ In Transit ☐ Other	07/27/2026
08/05/2026	Notice of Hearing *9589-0710-5270-4032-1746-68*	Meeting Date ☐ Delivered ☐ Returned ☐ Attempted ☐ Refused ☒ In Transit ☐ Other	08/20/2026 08/07/2026

Property Record - 27-22-28-8005-00-010

Orange County Property Appraiser • http://www.ocpafl.org

Property Summary as of 08/04/2026

Property Name

Shoppes Of West Oaks Land Only Condo

Names

Tobias Investment Property Llc

Municipality

OCO - Ocoee

Property Use

1101 - Condo-Retail

Mailing Address

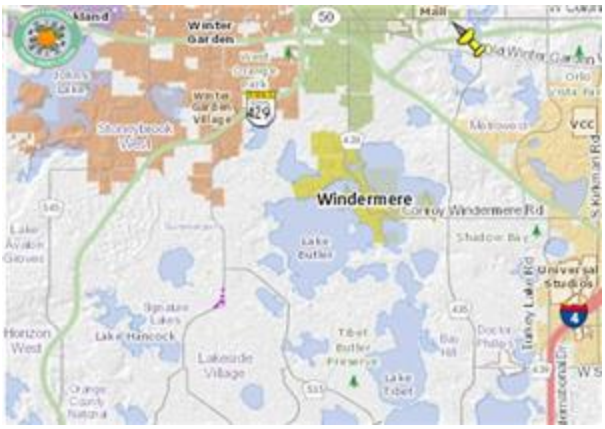
9300 S Dadeland Blvd Ste 600
Miami, FL 33156-2721

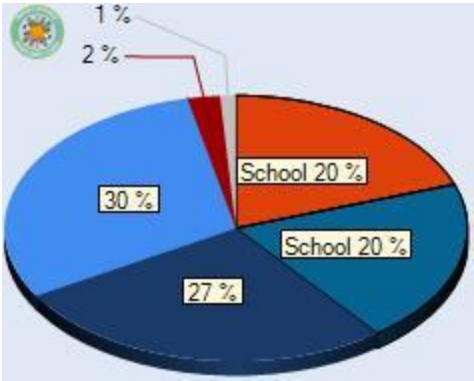
Physical Address

9290 W Colonial Dr
Ocoee, FL 34761

QR Code For Mobile Phone

9290 W COLONIAL DR, OCOEE, FL 34761 9/10/2019 9:21 AM





Value and Taxes

Historical Value and Tax Benefits

Tax Year Values	Market Value	Assessed Value
2025 ✔ MKT	$1,899,800 (-.75%)	**$1,899,800** (-.75%)
2024 ✔ MKT	$1,914,232 (4.9%)	**$1,914,232** (4.9%)
2023 ✔ MKT	$1,824,100 (0%)	**$1,824,100** (0%)
2022 ✔ MKT	$1,824,100	**$1,824,100**

2025 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	$1,899,800	$0	$1,899,800	3.2010 (-0.47%)	**$6,081.26**	20 %
Public Schools: By Local Board	$1,899,800	$0	$1,899,800	3.2480 (0.00%)	**$6,170.55**	20 %
Orange County (General)	$1,899,800	$0	$1,899,800	4.4347 (0.00%)	**$8,425.04**	27 %
City Of Ocoee	$1,899,800	$0	$1,899,800	4.9500 (0.00%)	**$9,404.01**	30 %
Library - Operating Budget	$1,899,800	$0	$1,899,800	0.3748 (0.00%)	**$712.05**	2 %
St Johns Water Management District	$1,899,800	$0	$1,899,800	0.1793 (0.00%)	**$340.63**	1 %
				16.3878	**$31,133.54**	

2025 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
CITY OF OCOEE	OCOEE STORM - STORMWATER IMPROVEMENT - (407)905-3100	84.00	$1.00	**$84.00**
CITY OF OCOEE	OCOEE FIRE RESC - N/A - (407)905-3100	2.46	$139.23	**$342.75**
				$426.75

Property Features

Property Description

SHOPPES OF WEST OAKS LAND ONLY CONDOMINIUM 9938/3578 UNIT 1

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value

There are no land lines associated with this parcel.

Buildings

Model Code	8 - Condominium
Type Code	1101 - Condo-Retail
Building Value	working...
Estimated New Cost	working...
Actual Year Built	2019
Beds	
Baths	
Floors	
Gross Area	4292 sqft
Living Area	4292 sqft
Exterior Wall	Wood.Fr.St
Interior Wall	Drywall

Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
There are no extra features associated with this parcel				

Sales

Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
11/18/2019	$2,900,000	20190738741	/	Special Warranty Deed			Improved

Similar Sales

Address	Sale Date	Sale Amount	$/SQFT	Deed Code	Beds/Baths	Instrument #	Book/Page
3370 Rouse Rd Unit 104	06/24/2026	$450,000	$500	Warranty Deed	0/0	20260365290	/
3370 Rouse Rd Unit 108	05/18/2026	$339,000	$452	Warranty Deed	0/0	20260288595	/
7263 Avalon Rd Unit 106	04/23/2026	$1,167,200	$490	Special Warranty Deed	0/0	20260235323	/
3157 E Colonial Dr Unit 7	04/15/2026	$5,693,200	$949	Special Warranty Deed	0/0	20260230975	/
2 W Plant St Unit C	12/31/2025	$2,200,614	$586	Special Warranty Deed - Multiple Parcels	0/0	20260002976	/
5084 W Colonial Dr Unit 23	08/20/2025	$528,000	$258	Warranty Deed	0/0	20250504115	/

Services for Location

TPP Accounts At Location

Account	Market Value	Taxable Value

There are no TPP Accounts associated with this parcel.

Schools

Frangus (Elementary)

Principal	Wendy Wolfe
Office Phone	407.296.6469
Grades	2025: C

Gotha (Middle School)

Principal	Monica Emory
Office Phone	407.521.2360
Grades	2025: B

Olympia (High School)

Principal	Christy Gorberg
Office Phone	407.905.6400
Grades	2025: A

Utilities/Services

Electric	Duke Energy
Water	Ocoee
Recycling (Tuesday, Friday)	Ocoee
Trash (Friday, Tuesday)	Ocoee
Yard Waste (Friday)	Ocoee

Elected Officials

State Representative	Bruce Antone
School Board Representative	Melissa Byrd
State Representative	Leonard Spencer
School Board Representative	Anne Douglas
State Senate	LaVon Davis
US Representative	Daniel Webster
County Commissioner	Christine Moore
Orange County Property Appraiser	Amy Mercado

Traffic Information

W Colonial Dr	28,500 Vehicles / Day

EXHIBITS & RECOMMENDATIONS

CASE NO: 2026-02187

ADDRESS: 9290 W COLONIAL DR

PHOTO EXHIBITS

RECOMMENDATION

COMPLIANCE BY

15 DAYS

SEPTEMBER 04, 2026

FINE / FURTHER ACTION

$250.00, PER DAY, PER VIOLATION

CITY OF OCOEE
CODE ENFORCEMENT

Case # 2026-02187
Parcel ID: 272228800500010
Address: 9290 W COLONIAL DR

NOTICE OF CODE VIOLATION

TOBIAS INVESTMENT PROPERTY LLC
9300 S DADELAND BLVD STE 600
MIAMI, FL, 33156

Notice of Code Violation Regarding:
9290 W COLONIAL DR, OCOEE, FL 34761

YOU ARE NOTIFIED, pursuant to Chapter 7.6 of the Code of Ordinances of the City of Ocoee, that the following violations of the Code of the City of Ocoee have been noted with respect to the property identified above:

Code Violations

Violation Findings	Code Violated	Remedial Actions
ZONING VIOLATION: STORAGE CONTAINER (DONATION BOX) PLACED UPON REQUIRED PARKING AND/OR REQUIRED LANDSCAPING . NOT PART OF APPROVED SITE PLAN. - NOT IN CONFORMITY WITH LOCATION ZONING	§ 5-1. - CITATION FOR ZONING.	REMOVE CONTAINER (DONATION BOX) FROM PROPERTY

Code Violated	Description of Code
§ 5-1. - CITATION FOR ZONING.	E. Application. (1) General. Except as hereinafter provided: (a) No building, structure or LAND shall hereafter be used unless in conformity with all of the regulations herein specified for the district in which it is located.

The violation(s) was observed by Ed Loeffler, the undersigned, on 06/26/2026.

YOU HAVE UNTIL 07/13/2026 to correct the violation(s) described above. Failure to comply by this date may result in the commencement of appropriate enforcement action including a Public Hearing at which a fine, not to exceed $250.00 per day, per violation, for each day the violation(s) continues, may be ordered. The fine may result in a lien against the property and may include costs incurred by the City under certain circumstances. Our intention is not to punish the property owner, but to ensure that it comes into compliance by correcting the violation(s).

The burden rests upon you to request a re-inspection in order to determine whether the property has been brought into compliance.

I certify that a copy hereof has been sent, CERTIFIED MAIL to each address named above on 06/26/2026.

Sincerely,

Name: Ed Loeffler
Title: Code Enforcement Officer
Date: 06/26/2026
Telephone: 4072098913

CITY OF OCOEE
CODE ENFORCEMENT

Case # 2026-02187
Parcel ID: 272228800500010
Address: 9290 W COLONIAL DR

NOTICE OF CODE VIOLATION

TOBIAS INVESTMENT PROPERTY LLC
9300 S DADELAND BLVD STE 600
MIAMI, FL, 33156

Notice of Code Violation Regarding:
9290 W COLONIAL DR, OCOEE, FL 34761

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Code Violated	Description of Code
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The burden rests upon you to request a re-inspection in order to determine whether the property has been brought into compliance.

I certify that a copy hereof has been sent, PROPERTY POSTING to each address named above on 06/26/2026.

Sincerely,

Name: Ed Loeffler
Title: Code Enforcement Officer
Date: 06/26/2026
Telephone: 4072098913

9589 0710 5270 3972 6144 87

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26-02187 NOV

Certified Mail Fee
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Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

Sent To
Tobias Investment Property

Street and Apt. No., or PO Box No.
9300 S Dadeland Blvd STE

City, State, ZIP+4®
Miami FL 33156

PS Form 3800, January 2023 PSN 7530-02-000-9047 **See Reverse for Instructions**

ALERT: HURRICANE LALA IN HAWAII, SEVERE WEATHER IN THE UPPER MIDWEST AND OHIO ...

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9589071052703972614487

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Delivered, Front Desk/Reception/Mail Room

MIAMI, FL 33156
July 27, 2026 3:11 PM

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CITY OF OCOEE, FLORIDA
CODE ENFORCEMENT

Case #: 2026-02187
Parcel ID: 272228800500010
Address: 9290 W COLONIAL DR

CITY OF OCOEE,
Petitioner

TOBIAS INVESTMENT PROPERTY LLC,
Respondent

NOTICE OF HEARING

TO: TOBIAS INVESTMENT PROPERTY LLC,

YOU ARE NOTIFIED, pursuant to Chapter 7.6 of the Code of Ordinances of the City of Ocoee, that a public hearing will be conducted in the above-styled action, pending and undetermined by the Code Enforcement Special Magistrate of the City of Ocoee, on **8/20/2026 01:00:00 PM in the Ocoee Commission Chambers**, 1 N Bluford Ave, Ocoee, Florida.

The City will present testimony in evidence at this public hearing and request such orders as are supported by that testimony and the evidence pertaining to the attached Statement of Violations.

You have the right to appear in person, the right to present evidence relevant to the matter under consideration by the Board or Special Magistrate, the right to subpoena witnesses to testify at the hearing, and the right to be represented by legal counsel of your own choosing at your own expense.

Please Note:

- The case may still be presented if the violation(s) are corrected but recurs prior to the hearing.
- The case may still be presented, for future repeat violation, if the violation(s) are corrected prior to the hearing but were not corrected by the time specified for correction by the Code Inspector.
- If this is a repeat violation, the case may still be presented for fine even if the violation(s) are corrected prior to the hearing.
- If the violation(s) are considered to be irreparable or irreversible in nature, the case may still be presented for fine even if the violation(s) are corrected prior to the hearing.

If a person decides to appeal any decision made with respect to any matter considered at the hearing, such person will need a record of the proceedings, and for such purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Please govern yourself accordingly.

Dated: 08/05/2026

Clerk of the Board
MAIYA DECRUIZ

CITY OF OCOEE, FLORIDA
CODE ENFORCEMENT

Case #: 2026-02187
Parcel ID: 272228800500010
Address: 9290 W COLONIAL DR

CITY OF OCOEE,
Petitioner

TOBIAS INVESTMENT PROPERTY LLC,
Respondent

STATEMENT OF VIOLATIONS

Pursuant to the Chapter 7.6 of the Code of Ordinances of the City of Ocoee, the undersigned Code Enforcement Officer states the following with respect to certain violation(s) of the Code of the City of Ocoee, Florida, and hereby requests a public hearing before the Code Enforcement Special Magistrate of the City of Ocoee:

1. Name and address of owner/person in charge of location where violation(s) existed:
   TOBIAS INVESTMENT PROPERTY LLC
   9300 S DADELAND BLVD STE 600
   MIAMI, FL, 33156

2. Location/address where violation(s) existed: 9290 W COLONIAL DR

Description of violation(s):

Violation Findings	Code Violated	Remedial Actions
Zoning Violation: Storage Container (Donation Box) Placed Upon Required Parking And/Or Required Landscaping . Not Part Of Approved Site Plan. - Not In Conformity With Location Zoning	§ 5-1. - CITATION FOR ZONING.	Remove Container (Donation Box) From Property

Code Violated	Description of Code
§ 5-1. - CITATION FOR ZONING.	E. Application. (1) General. Except As Hereinafter Provided:

	(a) No Building, Structure Or Land Shall Hereafter Be Used Unless In Conformity With All Of The Regulations Herein Specified For The District In Which It Is Located.

The violation(s) was observed by Ed Loeffler, the undersigned, on 06/266/2026.

The property was re-inspected on 07/14/2026 with the following results: Non-Compliant.

Based on the foregoing, I certify that the violation(s) described above has existed or has been repeated, and that the violation(s) should be referred to the Code Enforcement Special Magistrate for a Public Hearing.

Signature: _____
Printed Name: Ed Loeffler
Title: Code Enforcement Officer
Date: 08/05/2026
Telephone: 407-209-8913

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 05th day of August 2026 by Ed Loeffler as Code Enforcement Officer of City of Ocoee, who is personally known to me.

Notary Public State of Florida
Maiya Decruiz
My Commission HH 484638
Expires 1/24/2028

_____
Notary Public
My Commission expires: 01/24/2028

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Preparing for Delivery

On the Way

Arrived at USPS Facility

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August 7, 2026 10:37 AM

Arrived at USPS Facility

ORLANDO FL DISTRIBUTION CENTER
August 6, 2026 8:59 PM

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Your item was delivered to an individual at the address at 5:54 pm on August 27, 2026 in MIAMI, FL 33156.

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Delivered, Left with Individual

MIAMI, FL 33156
August 27, 2026 5:54 PM

Arrived at USPS Facility

MIAMI FL DISTRIBUTION CENTER
August 26, 2026 9:19 AM

Arrived at USPS Facility

ORLANDO FL DISTRIBUTION CENTER
August 25, 2026 10:02 PM

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CITY OF OCOEE, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE

CASE NO.: 2026-02187

CITY OF OCOEE,
Petitioner,

vs.

TOBIAS INVESTMENT PROPERTY LLC,
Respondent(s)

PROPERTY ADDRESS: 9290 W COLONIAL DR
PROPERTY LEGAL: SHOPPES OF WEST OAKS LAND ONLY CONDOMINIUM 9938/3578 UNIT 1
PROPERTY PARCEL ID: 27-22-28- 8005-00-010

ORDER REQUIRING COMPLIANCE

THIS CAUSE came for public hearing before the Ocoee Code Enforcement Special Magistrate on August 20, 2026, after due notice to the Respondent, and the Special Magistrate, having heard testimony under oath, received evidence, and heard argument, thereupon issues its Findings of Fact, Conclusions of Law, and Order, as follows:

I. FINDINGS OF FACT:

The Respondent, Tobias Investment Property LLC, is the owner of the real property, located at 9290 W Colonial Dr., Ocoee, FL 34761, having Parcel ID Number 27-22-28-8005-00-010.

On June 26, 2026, the Respondent was first observed to be in violation of the City Code of Ocoee, Florida, in that the Respondent had a donation container placed on the property. The applicable City Code Provision is:

- Section 5-1. E. (1)(a). prohibits using or occupying land except when in conformity with all of the regulations herein specified for the district.

The Respondent was sent notice, by certified mail, on June 26, 2026, that the aforesaid condition constituted a violation of the City Code of Ocoee, Florida, and was to be corrected on or before July 13, 2026. The property was re-inspected on July 14, 2026, and the property showed continued non-compliance. The Respondent was sent notice, by certified mail, on August 05, 2026, of this hearing date.

Sworn testimony provided by Code Officer Loeffler and photographs and documents introduce into evidence demonstrated that alleged violation(s) did, in fact, exist, as June 26, 2026, and continues as noted below:

§ 5-1. E. (1)(a). ☐ Compliant _____ ☒ continues through August 20, 2026,

II. CONCLUSIONS OF LAW:

The Respondent, Tobias Investment Property LLC, by reason of the foregoing, was found in violation of the City Code of Ocoee, Florida as of August 20, 2026, for all above noted ordinances not marked compliant and is subject to the enforcement provisions of Chapter 7 of the City Code of Ocoee, Florida.

III. ORDER:

The Code Enforcement Special Magistrate Hereby Orders the property to come into compliance by September 04, 2026, or thereafter be fined $ 250.00 per day, per violation. The fines shall continue to accrue until the property comes into compliance. The applicable violations are:

☒ § 5-1. E. (1)(a).

The appeal of any Party shall be to the Circuit Court of Orange County and shall commence within thirty (30) days of the date this Order is filed with the City Clerk.

IN THE EVENT THE VIOLATIONS ARE CORRECTED AND THEN REPEATED AT A LATER DATE, THE VIOLATIONS MAY BE BROUGHT BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE FOR HEARING, EVEN IF THE REPEAT VIOLATIONS HAVE BEEN CORRECTED PRIOR TO THE SPECIAL MAGISTRATE HEARING. REPEAT VIOLATIONS MAY BE FINED UP TO $500.00 PER DAY.

DONE AND ORDERED THIS 20th DAY OF AUGUST 2026.

Attest:

Code Enforcement
Special Magistrate Clerk

Special Magistrate

CERTIFICATION OF MAILING

I HEREBY CERTIFY that a true and correct copy of this ORDER REQUIRING COMPLAINCE, pursuant to Chapter 7, of the City Code of Ocoee, Florida, was furnished to Tobias Investment Property LLC at 9300 S Dadeland Blvd Ste 600 Miami, FL 33156-2721, this 24th day of August 2026, by first class mail.

Code Enforcement Special Magistrate Clerk

ALERT: IMPACTS FROM HURRICANE LOWELL IN HAWAII MAY DELAY FINAL DELIVERY OF YO...

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Delivered, Left with Individual

MIAMI, FL 33156
August 27, 2026 5:54 PM

Arrived at USPS Facility

MIAMI FL DISTRIBUTION CENTER
August 26, 2026 9:19 AM

Arrived at USPS Facility

ORLANDO FL DISTRIBUTION CENTER
August 25, 2026 10:02 PM

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