



CITY OF OCALA

CODE ENFORCEMENT DIVISION

201 SE 3RD STREET (2ND FLOOR) OCALA, FL 34471

352-629-CITY (2488)

DRAFT

Municipal Code Enforcement Board

MEETING INFORMATION

Location:

Ocala City Hall
Council Chamber, 2nd Floor
110 SE Watula Avenue
Ocala, Florida 34471

Time:

Board Members:

Michael Kroitor, Chair
Steve Forest, Vice Chair
Shirley J. Wright, Member
Danielle Ruse, Member
Michael Gartner, Member
Lonnie Hooks III, Member
Kevin Steiner, Member
Darrell O'Kain, Alternate

Board Attorney:

City Attorney

Attorney for Code Board

Staff:

James Pogue
Manager, Code Enforcement

Gabriela Solano,
Code Enforcement Specialist

Yiovanni Santiago,
Code Enforcement Specialist

Agenda

Thursday, October 14, 2021

WELCOME,

On behalf of the Municipal Code Enforcement Board we would like to take this opportunity to welcome you to these proceedings and provide you with some information concerning this Board.

This Board is established under the guidelines of the City of Ocala Code of Ordinances, Section 2-241 and Florida Statute 162.01 through 162.30. The Board consists of seven members (four are required to make a quorum) all are volunteers, who work without payment, or compensation, and are appointed by the City Council.

The qualifications to be a Board Member are that you must be a City of Ocala resident, and whenever possible; members shall include an Architect, a businessman, an Engineer, a General Contractor, a Sub-Contractor, and a Realtor, all from the community.

Each Board Member serves a three-year term, commencing February 28th of each year. The Board meets on the second Thursday of each month at 5:30 P.M., as necessary, however is required to meet at least once every two months.

The Board is empowered to examine City of Ocala Code of Ordinance violations. The Board works in a fashion similar to a judicial process, cases are presented from the agenda, testimony and evidence is given, and the Board makes a ruling. The Board can levy fines, require payment of administrative costs, and place liens on personal property if violations are not corrected. We respectfully request that you respect this process as you yourself expect to be respected by the process.

APPEALS,

Decisions of this Board are appealed to the Circuit Court of Marion County; such an appeal shall not be a hearing de novo (not all over again, or in-person) but shall be limited to appellate review of the record created before the enforcement board. An appeal shall be filed within 30 days of the execution of the order to be appealed. Any person who desires to appeal an administrative decision of the Board will need a record of the proceedings, and for this purpose may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is made.

ADA COMPLIANCE,

If special accommodations are needed for you to attend or participate in this meeting, please call 352-629-8309, forty-eight (48) hours in advance, so arrangements can be made.

**MUNICIPAL CODE ENFORCEMENT BOARD
OCALA CITY HALL, COUNCIL CHAMBER, 2ND FLOOR
110 SE WATULA AVENUE
OCTOBER 14 2021**

AGENDA

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

PROOF OF PUBLICATION #:

PUBLISHED -

APPROVAL OF MINUTES

SWEAR IN OFFICERS

NEW BUSINESS:

CASE NO: 2020_4717, OFFICER AMANDA YODER

CITY OF OCALA

VS.

MACK CURTIS L, WILKERSON MACK BONITA, 4749 NW 66TH ST, OCALA FL 34482-2248, AND MACK CURTIS L, WILKERSON MACK BONITA, 4749 NW 66TH ST, OCALA FL 34482-2248

VIOLATION(S):

Section 122-51	Building permit required
Section 34-91	Definitions
Section 34-95	Weeds; accumulations of trash or other unsightly or unsanitary matter
Section 82-181	Definition
Section 82-182	Dangerous buildings declared nuisance; abatement required; time limits

LOCATION: 812 SW 3RD ST OCALA | 812 SW 3RD ST OCALA

CASE NO: 2021_6843, OFFICER AMANDA YODER

CITY OF OCALA

VS.

COLONY INVESTMENTS INC, 3600 GALILEO DR # 104, NEW PORT RICHEY FL 34655

VIOLATION(S):

Section 110-3 Definitions
Section 110-32 Repair of removal of unsafe signs

LOCATION: 3630 W SILVER SPRINGS BLVD OCALA

CASE NO: 2021_6666, OFFICER AMANDA YODER

CITY OF OCALA

VS.

OCALA INVESTMENT ONE LLC, C/O PATEL, VIJAY (REGISTERED AGENT), 303 SW 8TH ST STE ONE, OCALA FL 34471

VIOLATION(S):

Section 122-51 Building permit required

LOCATION: 1626 S PINE AVE OCALA

CASE NO: 2021_6624, OFFICER AMANDA YODER

CITY OF OCALA

VS.

VIOLATION(S):

LOCATION: 1310 SE 9TH AVE OCALA

CASE NO: 2021_6647, OFFICER AMANDA YODER

CITY OF OCALA

VS.

ALVEY ETHAN, WEEKS SEBASTIAN, 1129 SE 32ND AVE, OCALA FL 34471-2828

VIOLATION(S):

Section 34-91 Definitions
Section 82-181 Definition
Section 82-182 Dangerous buildings declared nuisance; abatement required; time limits
Section 82-3 Barbed wire, electrified fences, razor wire and fences/walls
Section 82-511 Definitions
Section 82-517 Abandoned, neglected, inoperable or hazardous swimming pools and spas
Section 34-95 Weeds; accumulations of trash or other unsightly or unsanitary matter

LOCATION: 1129 SE 32ND AVE OCALA

CASE NO: 2021_6631, OFFICER AMANDA YODER

CITY OF OCALA

VS.

RWDK LLC, PO BOX 5849, OCALA FL 34478-5849

VIOLATION(S):

Section 34-91	Definitions
Section 34-95	Weeds; accumulations of trash or other unsightly or unsanitary matter
Section 34-121	Definitions
Section 34-122	Abandoned or derelict vehicles

LOCATION: 1807 E FORT KING ST OCALA

CASE NO: 2021_6593, OFFICER AMANDA YODER

CITY OF OCALA

VS.

PETROLINO JOSEPHINE, 11126 HARBOUR SPRINGS CIR, BOCA RATON FL 33428-1245

VIOLATION(S):

Section 34-91	Definitions
Section 34-95	Weeds; accumulations of trash or other unsightly or unsanitary matter
Section 82-151	Standard Housing Code adopted
Section 82-181	Definition
Section 82-183	Unsafe electrical conditions, authority to discontinue electrical service
Section 82-3	Barbed wire, electrified fences, razor wire and fences/walls
Section 122-51	Building permit required

LOCATION: 1318 SW 6TH ST OCALA | 1318 SW 6TH ST UNIT A OCALA | 1318 SW 6TH ST UNIT B OCALA

CASE NO: 2021_6466, OFFICER AMANDA YODER

CITY OF OCALA

VS.

M2PCD LLC, 2531 NW 35TH ST, OCALA FL 34475

VIOLATION(S):

Section 34-91	Definitions
Section 34-95	Weeds; accumulations of trash or other unsightly or unsanitary matter

LOCATION: 2450 W SILVER SPRINGS BLVD OCALA

CASE NO: 2021_6321, OFFICER AMANDA YODER

CITY OF OCALA

VS.

WILKERSON KENNETH SR, 2880 SE 36TH ST, OCALA FL 34471, AND JMJ PAVING AND SEALCOATING, 15782 SE 98th TERRACE, SUMMERFIELD, FL 34491

VIOLATION(S):

Section 122-51 Building permit required

LOCATION: 1224 W SILVER SPRINGS BLVD OCALA | 1228 W SILVER SPRINGS BLVD OCALA

CASE NO: 2021_6944, OFFICER JENNIPHER BULLER REPEAT VIOLATOR

CITY OF OCALA

VS.

HARRIS MICHAEL A, 12355 SE 104TH TER, BELLEVIEW FL 34420-6928

VIOLATION(S):

Section 34-91 Definitions
Section 34-95 Weeds; accumulations of trash or other unsightly or unsanitary matter

LOCATION: 925 SE 13TH ST OCALA

CASE NO: 2021_6787, OFFICER JENNIPHER BULLER

CITY OF OCALA

VS.

WARREN E WILLIAM, WARREN JUNE, 418 SE 28TH AVE, OCALA FL 34471-2750

VIOLATION(S):

Section 34-91 Definitions
Section 34-95 Weeds; accumulations of trash or other unsightly or unsanitary matter

LOCATION: 418 SE 28TH AVE OCALA

CASE NO: 2021_6574, OFFICER TRACY GILLYARD

CITY OF OCALA

VS.

DAUSS SAMUEL J, 1800 NW 27TH AVE, OCALA FL 34475-4716

VIOLATION(S):

Section 34-91 Definitions
Section 34-95 Weeds; accumulations of trash or other unsightly or unsanitary matter

LOCATION: 1800 NW 27TH AVE OCALA

CASE NO: 2021_6632, OFFICER TRACY GILLYARD

CITY OF OCALA

VS.

BRITT LEE, 46 NE 28TH AVE, OCALA FL 34470-1267

VIOLATION(S):

Section 34-91	Definitions
Section 34-95	Weeds; accumulations of trash or other unsightly or unsanitary matter
Section 34-121	Definitions
Section 34-122	Abandoned or derelict vehicles

LOCATION: 46 NE 28TH AVE OCALA

CASE NO: 2021_6878, OFFICER TRACY GILLYARD

REPEAT VIOLATOR

CITY OF OCALA

VS.

HANNAFIUS ROBERT A SR, HANNAFIUS RHONDA RAE, 1005 NE 20TH ST, OCALA FL 34470-4263

VIOLATION(S):

Section 34-91	Definitions
Section 34-95	Weeds; accumulations of trash or other unsightly or unsanitary matter

LOCATION: 1005 NE 20TH ST OCALA

CASE NO: 2021_6914, OFFICER TRACY GILLYARD

REPEAT VIOLATOR

CITY OF OCALA

VS.

ADAMS SAMUEL L, 1304 MCDONALD ST, WAYCROSS GA 31501-5308

VIOLATION(S):

Section 34-91	Definitions
Section 34-95	Weeds; accumulations of trash or other unsightly or unsanitary matter

LOCATION: 1029 NW 14TH AVE OCALA

REQUEST FOR PETITION:

OLD BUSINESS:

Consent agenda for Non-Compliance (MASSEY) Hearing

2021_6323 MOORE MELANIE R
2021_6791 14TH STREET APARTMENTS INC
2021_6379 SILVER SPRINGS EQUITIES LLC, C/O MATTHEW J FALCONER
(REGISTERED AGENT), 5728 MAJOR BLVD STE 505, ORLANDO
FL 32819-7970

1131 SE 33RD AVE
2328 NE 14TH ST ALL UNITS
4920 E SILVER SPRINGS BLVD ALL UNITS
OCALA | 4920 E SILVER SPRINGS BLVD
UNIT 101 OCALA | 4920 E SILVER SPRINGS
BLVD UNIT 102 OCALA | 4920 E SILVER
SPRINGS BLVD UNIT 103 OCALA | 4920 E
SILVER SPRINGS BLVD UNIT 104 OCALA |
4920 E SILVER SPRINGS BLVD UNIT 105
OCALA | 4920 E SILVER SPRINGS BLVD
UNIT 106 OCALA | 4920 E SILVER SPRINGS
BLVD UNIT 107 OCALA | 4920 E SILVER
SPRINGS BLVD UNIT 108 OCALA
1402 NW 23RD AVE OCALA

2021_6569 WELCOME LACY F, 1402 NW 23RD AVE, OCALA FL 34475-5225

DISCUSSION:

COMMENTS BY THOSE WHO WISH TO ADDRESS THE MUNICIPAL CODE ENFORCEMENT BOARD

COMMENTS BY THE MUNICIPAL CODE ENFORCEMENT BOARD

ADJOURNMENT.