



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:

5:30PM

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:

Pat Gilligan
City Attorney

Christopher A. Anderson
Attorney for Code Board

Staff:

James Pogue
Manager, Code Enforcement

Gabriela Solano,
Code Enforcement Specialist

Yiovanni Santiago,
Code Enforcement Specialist

Agenda

Thursday, November 18, 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
NOVEMBER 18 2021
5:30PM**

AGENDA

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

PROOF OF PUBLICATION #:

PUBLISHED -

APPROVAL OF MINUTES

SWEAR IN OFFICERS

NEW BUSINESS:

CASE NO: 2020_6103, OFFICER AMANDA YODER

CITY OF OCALA

VS.

KHAN NAILA, 2015 SW 42ND PL, OCALA FL 34471-0159

VIOLATION(S):

Section 118-71

Tree removal permit required; exceptions

Section 118-73

Tree removal and site grading for developments requiring site plan review

LOCATION:

4100 BLOCK OF SW 40TH ST

CASE NO: 2021_6729, OFFICER AMANDA YODER

CITY OF OCALA

VS.

MARTINEZ ANGELA GREENE, 3711 SE 13TH ST, OCALA FL 34471-4812

VIOLATION(S):

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: 3711 SE 13TH ST OCALA

CASE NO: 2020_6104, OFFICER AMANDA YODER

CITY OF OCALA

VS.

KHAN NAILA, 2015 SW 42ND PL, OCALA FL 34471-0159

VIOLATION(S):

Section 118-71	Tree removal permit required; exceptions
Section 118-73	Tree removal and site grading for developments requiring site plan review

LOCATION: 4100 BLK SW 40TH ST

CASE NO: 2021_7043, OFFICER HECTOR DELVALLE REYES

REPEAT VIOLATOR

CITY OF OCALA

VS.

RILEY JIMMIE D, RILEY JACQUELINE L, LANDS AVAILABLE FOR TAXES ET AL, 5310 SE 21ST AVE, OCALA FL 34480-6607

VIOLATION(S):

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

LOCATION: 1033 NE 20TH ST OCALA

CASE NO: 2021_6511, OFFICER JENNIPHER BULLER

CITY OF OCALA

VS.

LAND TRUST AGREEMENT, MCBRIDE SETH, 1780 SE 91ST PLACE, OCALA FL 34480-9363

VIOLATION(S):

Section 122-51	Building permit required
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LOCATION: 2033 N PINE AVE OCALA

CASE NO: 2021_7127, OFFICER JENNIPHER BULLER

CITY OF OCALA

VS.

DIXON DANIEL, 1830 RADIUS DR APT 719, HOLLYWOOD FL 33020-7712

VIOLATION(S):

Section 34-91	Definitions
Section 34-95	Weeds; accumulations of trash or other unsightly or unsanitary matter
Section 82-183	Unsafe electrical conditions, authority to discontinue electrical service
Section 82-48	Construction withoutSection 82-48 Construction without required permit required permit
Section 94-82	Certificates of appropriateness

LOCATION: 709 E FORT KING ST OCALA | 711 E FORT KING ST OCALA | 713 E FORT KING ST OCALA | 715 E FORT KING ST OCALA

CASE NO: 2021_7003, OFFICER JENNIPHER BULLER

CITY OF OCALA

VS.

UB II SITEL LLC, 9450 W BRYN MAWR AVE STE 750, ROSEMONT IL 60018-5253

VIOLATION(S):

Section 34-91	Definitions
Section 34-95	Weeds; accumulations of trash or other unsightly or unsanitary matter
Section 34-146	Vacant commercial structures

LOCATION: 1417 N MAGNOLIA AVE OCALA

CASE NO: 2021_6972, OFFICER JENNIPHER BULLER

CITY OF OCALA

VS.

MS INVESTMENTS SOLUTIONS LLC, C/O MANUEL SANCHEZ (REGISTERED AGENT), 10914 MYSTIC CIR UNIT 101, ORLANDO FL 32836-6663

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 82-48	Construction withoutSection 82-48 Construction without required permit required permit

LOCATION: 827 NE 9TH ST OCALA

CITY OF OCALA

VS.

HARVEY CASSANDRA R, 958 NE 18TH ST, OCALA FL 34470-4282, AND HARVEY CASSANDRA R, 1827 SR 20, HAWTHORNE FL 32640

VIOLATION(S):

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

LOCATION: 958 NE 18TH ST OCALA

CITY OF OCALA

VS.

ACOSTA ALVAREZ KISAN, 4421 NE 8TH ST, OCALA FL 34470-8145

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
Section 122-1193 Parking of trailers and commercial vehicles in residential districts; use of trailers and portable containers for storage purposes

LOCATION: 2697-010-015 | 4421 NE 8TH ST

CITY OF OCALA

VS.

104 NW 20TH ST LAND TRUST, CHUCHIAN CHRISTOPHER TR, PO BOX 2704, OCALA FL 34478-2704, AND J & H AUTO BODY, 104 NW 20TH ST, OCALA FL 34475, AND J & H AUTO BODY, 1950 NW 1st AVE, OCALA, FL 34475

VIOLATION(S):

Section 122-51 Building permit required
Section 110-51 Work requiring permit
Section 82-48 Construction withoutSection 82-48 Construction without required permit required permit
Section 110-3 Definitions
Section 122-212 Site plan approval required

LOCATION: 1950 NW 1st AVE OCALA

CASE NO: 2021_6896, OFFICER JENNIPHER BULLER

CITY OF OCALA

VS.

SHAFFER RUTHANN M EST, C/O LAURA STILL PER REP, 2429 NE 21ST TER, OCALA FL 34470-3833

VIOLATION(S):

Section 34-91

Definitions

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

LOCATION:

2429 NE 21ST TER OCALA

CASE NO: 2021_6615, OFFICER JENNIPHER BULLER

CITY OF OCALA

VS.

MCINTOSH RENFORD W, 856 E 221ST ST, BRONX NY 10467-5256

VIOLATION(S):

Section 34-121

Definitions

Section 34-122

Abandoned or derelict vehicles

LOCATION:

1721 SE 12TH AVE OCALA

CASE NO: 2021_6867, OFFICER TRACY GILLYARD

CITY OF OCALA

VS.

MCFARLAND WILLIE FRANKLIN, 1613 NW 3RD AVE, OCALA FL 34475-9026

VIOLATION(S):

Section 34-91

Definitions

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

LOCATION:

1613 NW 3RD AVE OCALA

CASE NO: 2021_6942, OFFICER TRACY GILLYARD

CITY OF OCALA

VS.

JDD HOLDING LLC, 1201 SW 17TH ST, OCALA FL 34471, , DANIEL HICKS, P.A., (REGISTERED AGENT), 421 S PINE AVENUE, OCALA, FL 34471

VIOLATION(S):

Section 34-91

Definitions

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

Section 82-3

Barbed wire, electrified fences, razor wire and fences/walls

LOCATION:

5800 SW 31ST ST OCALA

REQUEST FOR PETITION:

OLD BUSINESS:

Consent agenda for Non-Compliance (MASSEY) Hearing

2021_6647	ALVEY ETHAN, WEEKS SEBASTIAN, 1129 SE 32ND AVE, OCALA FL 34471-2828	1129 SE 32ND AVE OCALA
2021_6593	PETROLINO JOSEPHINE, 11126 HARBOUR SPRINGS CIR, BOCA RATON FL 33428-1245	1318 SW 6TH ST OCALA 1318 SW 6TH ST UNIT A OCALA 1318 SW 6TH ST UNIT B OCALA
2021_6944	HARRIS MICHAEL A, 12355 SE 104TH TER, BELLEVIEW FL 34420-6928	925 SE 13TH ST OCALA
2021_6632	BRITT LEE, 46 NE 28TH AVE, OCALA FL 34470-1267	46 NE 28TH AVE OCALA
2021_6878	HANNAFIUS ROBERT A SR, HANNAFIUS RHONDA RAE, 1005 NE 20TH ST, OCALA FL 34470-4263	1005 NE 20TH ST OCALA
2021_6914	ADAMS SAMUEL L, 1304 MCDONALD ST, WAYCROSS GA 31501-5308	1029 NW 14TH AVE OCALA

DISCUSSION:

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

COMMENTS BY THE MUNICIPAL CODE ENFORCEMENT BOARD

ADJOURNMENT.