



CITY OF OCALA

CODE ENFORCEMENT DIVISION

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

352-629-CITY (2488)

CODE ENFORCEMENT SPECIAL MAGISTRATE ADMINISTRATIVE HEARING DOCKET

HEARING INFORMATION

Location:

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

Time:

9:00AM

Code Enforcement Special Magistrate:

Thomas J. Dobbins

Staff:

James Pogue
Manager, Code Enforcement

Jeff Ball
Senior Code Enforcement Officer

Yiovanni Santiago,
Code Enforcement Specialist

Gabriela Solano,
Code Enforcement Specialist

Tuesday, December 14, 2021

WELCOME,

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

The Municipal Code Enforcement Special Magistrate 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 Municipal Code Enforcement Special Magistrate is empowered to examine City of Ocala Code of Ordinance violations. The Municipal Code Enforcement Special Magistrate Hearing works in a fashion similar to a judicial process, cases are presented from the docket, testimony and evidence is presented, and The Municipal Code Enforcement Special Magistrate makes a ruling. The Municipal Code Enforcement Special Magistrate 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 The Municipal Code Enforcement Special Magistrate 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 Municipal Code Enforcement Special Magistrate. 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 Municipal Code Enforcement Special Magistrate 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.

**CODE ENFORCEMENT SPECIAL MAGISTRATE ADMINISTRATIVE HEARING
CITY COUNCIL CHAMBER, 2ND FLOOR
110 SE WATULA AVENUE, OCALA FL
DECEMBER 14, 2021
9:00AM**

DOCKET

CALL TO ORDER BY MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE

ORDER OF BUSINESS: ANY ADDITIONS/DELETIONS FROM THE AGENDA

PROOF OF PUBLICATION #: PUBLISHED -

SWEAR IN OFFICERS

COMPLIED CASES OR STIPULATION CASES

NEW BUSINESS:

CASE NO: 2019_2310, OFFICER AMANDA YODER

CITY OF OCALA

VS.

RIVERS EDRIGE, 2220 NW 1ST AVE, OCALA FL 34475-9136

VIOLATION(S):

| | |
|----------------|------------------------------------------------------------------------|
| Section 34-91 | Definitions |
| Section 34-121 | Definitions |
| Section 34-122 | Abandoned or derelict vehicles |
| Section 82-3 | Barbed wire, electrified fences, razor wire and fences/walls |
| Section 82-181 | Definition |
| Section 82-182 | Dangerous buildings declared nuisance; abatement required; time limits |
| Section 82-184 | Standards for ordering repair, vacation or demolition |

LOCATION: 2220 NW 1ST AVE OCALA

CASE NO: 2021_6906, OFFICER AMANDA YODER

CITY OF OCALA

VS.

HUGHMILLER LLC, 3240 SW 34TH ST APT 409 OCALA FL 34474-7484

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: 1621 SW 5TH ST OCALA

CASE NO: 2021_6922, OFFICER AMANDA YODER

CITY OF OCALA

VS.

ISHAM VIRGINIA EST,1914 SW 2ND ST,OCALA FL 34471-1872

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 |
| Section 82-184 | Standards for ordering repair, vacation or demolition |

LOCATION: 1914 SW 2ND ST

CASE NO: 2021_6852, OFFICER AMANDA YODER

CITY OF OCALA

VS.

LANE ROBERT LEE,LANE SHERLENE L, 212 NW 20TH ST, OCALA FL 34475-9150

VIOLATION(S):

| | |
|-----------------|---------------------------|
| Section 122-282 | Outdoor sales and storage |
|-----------------|---------------------------|

LOCATION: 212 NW 20TH ST

CASE NO: 2020_5052, OFFICER AMANDA YODER

CITY OF OCALA

VS.

UNITED PARCEL SERVICE INC C/O REAL ESTATE DEPT, 55 GLENLAKE PARKWAY NE, ATLANTA GA 30328

VIOLATION(S):

| | |
|-----------------|---------------------------------------------------------------------------------------------------------------------|
| Section 122-21 | Conformance with approved plan; changes to approved plan; certification of compliance; maintenance of improvements. |
| Section 102-308 | of improvements. |
| Section 122-212 | Illicit discharge prohibitions and exceptions |
| Section 122-21 | Site plan approval required |
| | Conformance with approved plan; changes to approved plan; certification of compliance; maintenance of improvements. |

LOCATION: 300 SW 28TH AVE

CASE NO: 2021_7145, OFFICER HECTOR DELVALLE REYES

CITY OF OCALA

VS.

COTRICH MANUEL, 1301 SE SILVER SPRINGS PL, OCALA FL 34471-2423

VIOLATION(S):

| | |
|----------------|-------------------------------|
| Section 82-151 | Standard Housing Code adopted |
| Section 122-51 | Building permit required |

LOCATION: 508 NE 11TH AVE OCALA

CASE NO: 2021_7163, OFFICER HECTOR DELVALLE REYES

CITY OF OCALA

VS.

STEWART MICHAEL ANDERSON, 1224 NE 10TH AVE, OCALA FL 34470-5440

VIOLATION(S):

| | |
|----------------|---------------------------------------------------------------------------|
| Section 82-181 | Definition |
| Section 82-182 | Dangerous buildings declared nuisance; abatement required; time limits |
| Section 82-183 | Unsafe electrical conditions, authority to discontinue electrical service |
| Section 82-184 | Standards for ordering repair, vacation or demolition |

LOCATION: 1224 NE 10TH AVE OCALA

CITY OF OCALA**VS.****DOUGLAS LISA D EST, 1501 NE 23RD ST
OCALA FL 34470-4344****VIOLATION(S):**

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

LOCATION: 1501 NE 23rd St**CITY OF OCALA****VS.****PATRIOT HOMES LLC, 751 E QUALITY DR, AMERICAN FORK UT 84003-3366, AND PATRIOT HOMES LLC, 280 SOUTH MAIN STREET STE 103A, PLEASANT GROVE, UT 84601****VIOLATION(S):**

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

LOCATION: 1545 NE 9TH ST OCALA**CITY OF OCALA****VS.****KNOTTS DAVID B EST, 912 NE 10TH ST, OCALA FL 34470-5438, AND BANK OF NEW YORK MELLON TRUST COMPANY, N.A., 700 SOUTH FLOWER STREET, SUITE 500, LOS ANGELES CA 90017-4101, AND JP MORGAN CHASE BANK N.A., 383 MADISON AVENUE, NEW YORK, NY 10179, AND GMAC MORTGAGE, LLC, AS MASTER SERVICER, 1100 VIRGINIA DRIVE, FORT WASHINGTON, PENNSILVANIA 19034****VIOLATION(S):**

Section 34-141 Definitions
Section 34-142 Registration of abandoned property by mortgagees holding mortgages in default
Section 34-143 Maintenance requirements
Section 34-144 Security requirements
Section 34-145 Local contact person and local property manager; posting
Section 34-91 Definitions
Section 34-95 Weeds; accumulations of trash or other unsightly or unsanitary matter

LOCATION: 912 NE 10TH ST OCALA

CASE NO: 2021_6758, OFFICER JENNIPHER BULLER

CITY OF OCALA

VS.

THING PHALLA, 1327 E SILVER SPRINGS BLVD, OCALA FL 34470-6821

VIOLATION(S):

| | |
|----------------|------------------------------------------|
| Section 122-51 | Building permit required |
| Section 34-146 | Vacant commercial structures |
| Section 110-31 | Removal of prohibited or abandoned signs |
| Section 110-3 | Definitions |

LOCATION: 1327 E SILVER SPRINGS BLVD OCALA

CASE NO: 2021_6965, OFFICER JENNIPHER BULLER

CITY OF OCALA

VS.

CORREA CARLOS, 350 MAIN ST APT 300, HACKENSACK NJ 07601-5829

VIOLATION(S):

| | |
|----------------|--------------------------------|
| Section 34-121 | Definitions |
| Section 34-122 | Abandoned or derelict vehicles |

LOCATION: 1503 NE 17TH TER OCALA

CASE NO: 2021_7022, OFFICER JENNIPHER BULLER

CITY OF OCALA

VS.

FUTURE ESTATE INVESTMENTS CORP, C/O EDWIN TORRES (REGISTERED AGENT), 1318 MONTGOMERY BELL RD, WESLEY CHAPEL FL 33543-0022

VIOLATION(S):

| | |
|----------------|----------------------------------------------------------------------------------------|
| Section 94-82 | Certificates of appropriateness |
| Section 122-51 | Building permit required |
| Section 82-48 | Construction withoutSection 82-48 Construction without required permit required permit |

LOCATION: 122 SE WENONA AVE OCALA

CASE NO: 2021_6976, OFFICER JENNIPHER BULLER

CITY OF OCALA

VS.

1305 NE 1ST ST LLC, 1265 E FORT KING ST, OCALA FL 34471-2428

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 |
| Section 82-184 | Standards for ordering repair, vacation or demolition |

LOCATION: 111 NE 13TH AVE OCALA | 1305 NE 1ST ST OCALA

CASE NO: 2021_7118, OFFICER JENNIPHER BULLER

REPEAT VIOLATOR

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

CASE NO: 2021_7088, OFFICER JENNIPHER BULLER

CITY OF OCALA

VS.

J&G PROPERTIES OF CENTRAL FLORIDA LLC, 2921 NE 3RD ST UNIT 1, OCALA FL 34470

VIOLATION(S):

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

LOCATION: 2929 NE 3RD ST ALL UNITS OCALA | 2929 NE 3RD ST UNIT 1 OCALA | 2929 NE 3RD ST UNIT 2 OCALA

CASE NO: 2021_6952, OFFICER JENNIPHER BULLER

CITY OF OCALA

VS.

LEONARD DANTE J, PO BOX 3292, OCALA FL 34478-3292

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
- Section 82-184 Standards for ordering repair, vacation or demolition

LOCATION: 316 SE 33RD AVE OCALA

CASE NO: 2021_6939, OFFICER JENNIPHER BULLER

CITY OF OCALA

VS.

MLM HONEYBEE INVESTMENTS LLC, 3857 SE 40TH ST, OCALA FL 34480-4960, AND MLM HONEYBEE INVESTMENTS, LLC, C/O MELISA L MILITELLO (REGISTERED AGENT), 107 B WEST MAIN ST, INVERNESS, FL 34450

VIOLATION(S):

- Section 122-51 Building permit required

LOCATION: 1516 SE 22ND AVE OCALA

CASE NO: 2021_6912, OFFICER JENNIPHER BULLER

CITY OF OCALA

VS.

MCKNIGHT JOSHUA, 1811 SE 33RD LN, OCALA FL 34471-6749

VIOLATION(S):

- Section 82-3 Barbed wire, electrified fences, razor wire and fences/walls

LOCATION: 1811 SE 33RD LN OCALA

CASE NO: 2021_6896, OFFICER JENNIPHER BULLER **REPEAT VIOLATOR**

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_6504, OFFICER TRACY GILLYARD

CITY OF OCALA

VS.

MENDEZ CARLOS, CANCEL SANDRA, 1801 NW 25TH AVE, OCALA FL 34475-4809

VIOLATION(S):

Section 122-1217. Chickens

LOCATION: 1801 NW 25TH AVE OCALA

CASE NO: 2021_6728, OFFICER TRACY GILLYARD

CITY OF OCALA

VS.

HERMIN PAUL, PO BOX 680981, MIAMI FL 33168-0981

VIOLATION(S):

Sec. 122-55 Expiration of building permit; extension of time.
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 122-51 Building permit required

LOCATION: 730 NW 15TH AVE OCALA

CASE NO: 2021_6831, OFFICER TRACY GILLYARD

CITY OF OCALA

VS.

BURKE JOHN M, 3014 NE 24TH PL, OCALA FL 34470-7929

VIOLATION(S):

Section 122-1221 Keeping of livestock

LOCATION: 3014 NE 24TH PL OCALA

CASE NO: 2021_7011, OFFICER TRACY GILLYARD

CITY OF OCALA

VS.

SLATTERY MILDRED M, 9655 LAS VEGAS BLVD SOUTH APT 153, LAS VEGAS NV 89123-6447, AND SLATTERY MILDRED M, 2930 E OSBORN RD APT 355, PHOENIX AZ 85016-7042

VIOLATION(S):

Section 34-91

Definitions

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

LOCATION:

24 NW 15TH PL OCALA | 24 NW 15TH PL OCALA | 24 NW 15TH PL OCALA

CASE NO: 2021_7106, OFFICER TRACY GILLYARD

CITY OF OCALA

VS.

ALLEN BONITA D, C/O DIAN STEVENS GAURDIAN, 488 AUTEN RD 2A, HILLSBOROUGH NJ 08844-5053

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

Section 82-183

Unsafe electrical conditions, authority to discontinue electrical service

Section 82-184

Standards for ordering repair, vacation or demolition

LOCATION:

442 NW 9TH AVE OCALA

CASE NO: 2021_7069, OFFICER TRACY GILLYARD

REPEAT VIOLATOR

CITY OF OCALA

VS.

SEABURY CHESTER CORNEILIUS JR, 1502 E ACCOMA DR, PHOENIX AZ 85022-4456

VIOLATION(S):

Section 34-91

Definitions

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

LOCATION:

1115 NW 14TH AVE OCALA

CASE NO: 2021_7000, OFFICER TRACY GILLYARD

CITY OF OCALA

VS.

WOODS KINNIE MAE SEARS, 5831 NW 4TH ST, OCALA FL 34482-7508

VIOLATION(S):

Section 34-91

Definitions

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

LOCATION:

905 NW 4TH ST OCALA | 905 NW 4TH ST OCALA

CASE NO: 2021_7006, OFFICER TRACY GILLYARD

CITY OF OCALA

VS.

WILLIAMS KEVIN G, 311 NW 15TH PL, OCALA FL 34475-9054

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:

311 NW 15TH PL OCALA

REQUEST FOR PETITION:

CASE NO: 2020_5819, OFFICER CURTIS W SMITH

REPEAT VIOLATOR

CITY OF OCALA

VS.

RACETRAC PETROLEUM INC, C/O SILVER OAK ADVISORS, PO BOX 2437, SMYRNA GA 30081-2437

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

Section 110-3

Definitions

Section 110-31

Removal of prohibited or abandoned signs

LOCATION:

3535 W SILVER SPRINGS BLVD OCALA

OLD BUSINESS:

Consent agenda for Non-Compliance (MASSEY) Hearing

| | | |
|-----------|-----------------------------|----------------------|
| 2021_6284 | HARRON MOHAMED S | 5200 BLOCK SW 6TH PL |
| 2020_5719 | SPACE COAST HOSPITALITY LLC | 3811 NW BLITCHTON RD |
| 2020_5084 | LAVERY BRIAN JAMES | 2400 N PINE AVE |
| 2020_5392 | ASSONGBA ABAKE | 1131 SE 47TH ST |
| 2021_6994 | GOULARD ELECTRIC LLC | 54 NE 31ST TER |
| 2021_6780 | WINGO LINDER E | 2333 E FORT KING ST |
| 2021_6890 | THOMAS JOHNNY FRANK | 4517 SE 31ST PL |
| 2021_6908 | GONZALEZ JONATHAN | 1743 NE 7TH AVE |
| 2021_6834 | CUMMINGS GEORGE GERALD | 2605 NE 19TH AVE |

DISCUSSION:

COMMENTS BY THOSE WHO WISH TO ADDRESS THE CODE ENFORCEMENT SPECIAL MAGISTRATE

COMMENTS BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE

ADJOURNMENT.