



## CITY OF OCALA

### CODE ENFORCEMENT DIVISION

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

352-629-CITY (2488)

# Municipal Code Enforcement Board

## MEETING INFORMATION

### Location:

Ocala City Hall  
Council Chamber, 2<sup>nd</sup> 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:

*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, January 13, 2022

#### **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 28<sup>th</sup> 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  
JANUARY 13, 2022  
5:30PM**

**AGENDA**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**PROOF OF PUBLICATION #:**

**PUBLISHED -**

**APPROVAL OF MINUTES**

**SWEAR IN OFFICERS**

**NEW BUSINESS:**

**CASE NO: 2021\_7115, OFFICER AMANDA YODER**

**CITY OF OCALA**

**VS.**

**ADVANCE AUTO PARTS INC #9431, C/O TAX ACCOUNTING, PO BOX 2710, ROANOKE VA 24001-2710**

**VIOLATION(S):**

Section 34-91

Section 34-95

Section 122-21

Definitions

Weeds; accumulations of trash or other unsightly or unsanitary matter

Conformance with approved plan; changes to approved plan; certification of compliance; maintenance of improvements.

**LOCATION:**

**1601 W SILVER SPRINGS BLVD OCALA**

**CASE NO: 2021\_6969, OFFICER AMANDA YODER**

**CITY OF OCALA**

**VS.**

**INA GROUP LLC, C/O WILLIAM E. LANGDON (REGISTERED AGENT), 6333 APPLES WAY STE 115, LINCOLN NE 68516-3504**

**VIOLATION(S):**

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

**LOCATION: 1917 SW 2ND ST OCALA**

**CASE NO: 2020\_6129, OFFICER HECTOR DELVALLE REYES**

**CITY OF OCALA**

**VS.**

**STRADA CAPITAL INC, 880 NORTHWOOD BLVD STE 2, INCLINE VLG NV 89451-8241**

**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
- Section 122-51 Building permit required

**LOCATION: 2820 NE 19TH AVE OCALA**

**CASE NO: 2021\_7063, OFFICER HECTOR DELVALLE REYES** **REPEAT VIOLATOR**

**CITY OF OCALA**

**VS.**

**BODEN JAMES A EST, 10590 SE 62ND AVENUE RD, BELLEVIEW FL 34420**

**VIOLATION(S):**

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

**LOCATION: 2517 NE 16TH AVE OCALA**

**CASE NO: 2021\_7064, OFFICER HECTOR DELVALLE REYES** **REPEAT VIOLATOR**

**CITY OF OCALA**

**VS.**

**WARDEN CHRISTOPHER L EST, 3007 DOTTI DR, PHENIX CITY AL 36870-8663**

**VIOLATION(S):**

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

**LOCATION: 1522 NE 21ST ST OCALA**

**CASE NO: 2021\_7031, OFFICER JENNIPHER BULLER**

**CITY OF OCALA**

**VS.**

**MOE DENNIS J EST, C/O JUSTIN W MOE PERS REP, 135 E GOLDENLAKE LN, CIRCLE PINE MN 55014-1701**

**VIOLATION(S):**

Section 34-32	Water collections
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 82-3	Barbed wire, electrified fences, razor wire and fences/walls

**LOCATION: 3413 SE 5TH PL OCALA**

**CASE NO: 2021\_7005, OFFICER JENNIPHER BULLER**

**CITY OF OCALA**

**VS.**

**VICTORIA VILLAS LLC, 611 SE 9TH AVE, OCALA FL 34471-3876**

**VIOLATION(S):**

Section 110-3	Definitions
Section 110-51	Work requiring permit
Section 82-48	Construction withoutSection 82-48 Construction without required permit required permit
Section 118-71	Tree removal permit required; exceptions

**LOCATION: 611 SE 9TH AVE- ALL UNITS OCALA**

**CASE NO: 2021\_7020, OFFICER JENNIPHER BULLER**

**CITY OF OCALA**

**VS.**

**R & R BUILDERS LLC, C/O JAMES L RAVENSCRAFT, JR. (REGISTERED AGENT), 1 PECAN RUN HARBOR, OCALA FL 34472-6172**

**VIOLATION(S):**

Section 122-51	Building permit required
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**LOCATION: 1507 NE 15TH AVE OCALA**

**CASE NO: 2021\_7114, OFFICER JENNIPHER BULLER**

**CITY OF OCALA**

**VS.**

**CCOFOCALA LLC, C/O CHRISTOPHER PELL (REGISTERED AGENT), 2297 LAUREL RUN DR, OCALA FL 34471-8371**

**VIOLATION(S):**

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

**LOCATION: 901 E SILVER SPRINGS BLVD OCALA | 907 E SILVER SPRINGS BLVD OCALA | 909 E SILVER SPRINGS BLVD OCALA | 911 E SILVER SPRINGS BLVD OCALA | 913 E SILVER SPRINGS BLVD OCALA**

**CASE NO: 2021\_7066, OFFICER JENNIPHER BULLER**

**CITY OF OCALA**

**VS.**

**RESOR SHIRLEY CONSTANCE, 767 SE 29TH TER, OCALA FL 34471-2724**

**VIOLATION(S):**

Section 34-91 Definitions  
Section 34-95 Weeds; accumulations of trash or other unsightly or unsanitary matter  
Section 82-181 Definition  
Section 82-184 Standards for ordering repair, vacation or demolition  
Section 82-182 Dangerous buildings declared nuisance; abatement required; time limits  
Section 82-442 Implementation and enforcement of numbering system; master map  
Section 82-443 Display of building numbers

**LOCATION: 767 SE 29TH TER OCALA**

**CASE NO: 2021\_7065, OFFICER JENNIPHER BULLER**

**CITY OF OCALA**

**VS.**

**ANDERSON STACEY, 750 SE 29TH TER, OCALA FL 34471-2725**

**VIOLATION(S):**

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

**LOCATION: 750 SE 29TH TER OCALA**

**CASE NO: 2021\_6930, OFFICER JENNIPHER BULLER**

**CITY OF OCALA**

**VS.**

**WASHINGTON FREDRIC, 5360 SW 86TH LN, OCALA FL 34476-3866**

**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: 934 NE 28TH AVE OCALA**

**CASE NO: 2020\_5833, OFFICER JENNIPHER BULLER**

**CITY OF OCALA**

**VS.**

**WILLIAMS LAWRENCE G JR, 3410 SE 12TH ST, OCALA FL 34471-2942**

**VIOLATION(S):**

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

**LOCATION: 3410 SE 12TH ST OCALA**

**CASE NO: 2021\_6391, OFFICER JENNIPHER BULLER**

**CITY OF OCALA**

**VS.**

**NESTVED MARGARET R, 815 SE 33RD AVE, OCALA FL 34471-2929**

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

**LOCATION: 815 SE 33RD AVE OCALA**

**CASE NO: 2021\_7111, OFFICER TRACY GILLYARD**

**CITY OF OCALA**

**VS.**

**MITCHELL MAXINE, BURTON TERESA, 6372 SEVEN SPRINGS BLVD UNIT B-7, GREEN ACRES FL 33463-1635**

**VIOLATION(S):**

Section 34-91

Definitions

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

**LOCATION:**

**915 W SILVER SPRINGS PL OCALA**

**CASE NO: 2021\_7048, OFFICER TRACY GILLYARD**

**CITY OF OCALA**

**VS.**

**HOLMES WILLIAM WINDELL EST, HOLMES SARA LEE EST, RICHARDSON DAN III, RICHARDSON TERROL L, 11004 CARNES ST, WEEKI WACHEE FL 34613-3860**

**VIOLATION(S):**

Section 34-91

Definitions

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

**LOCATION:**

**1900blk of NW 11TH ST**

**CASE NO: 2021\_7189, OFFICER TRACY GILLYARD**

**REPEAT VIOLATOR**

**CITY OF OCALA**

**VS.**

**WILLIAMS ANDREW EST, WILLIAMS BENITA EST, C/O NATASHA WILLIAMS PERS REP, 8401 SW 133RD LANE RD, OCALA FL 34473-6842**

**VIOLATION(S):**

Section 34-91

Definitions

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

**LOCATION:**

**2229 NW 24TH RD OCALA**

**CASE NO: 2021\_7172, OFFICER TRACY GILLYARD**

**CITY OF OCALA**

**VS.**

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

**VIOLATION(S):**

Section 122-51

Building permit required

**LOCATION:**

**1613 NW 3RD AVE OCALA**

**CITY OF OCALA**

**VS.**

**BROWN NORMAN, 9771 SE 144TH ST, SUMMERFIELD FL 34491-3650**

**VIOLATION(S):**

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

**LOCATION: 2628 NW 6TH AVE OCALA**

**CITY OF OCALA**

**VS.**

**JOCALBRO INC PROFIT SHARING PLAN TRUST TR, BROWN JOE C TR, #2844-008-002 LAND TRUST 9/7/17, PO BOX 2407, BELLEVIEW FL 34421-2407**

**VIOLATION(S):**

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

**LOCATION: 709 NW 1ST ST OCALA**

**CITY OF OCALA**

**VS.**

**MACK HERBERT MARSHALL EST, C/O BEVERLY MACK JOHNSON, 303 NW 11TH AVE, OCALA FL 34475-6413**

**VIOLATION(S):**

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

**LOCATION: 110 NW 7TH AVE OCALA | 112 NW 7TH AVE OCALA**

**CITY OF OCALA**

**VS.**

**ROBINSON ELIJAH EST, 616 NW 2ND ST, OCALA FL 34475-6531**

**VIOLATION(S):**

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

**LOCATION: 616 NW 2ND ST OCALA**



# REQUEST FOR PETITION:

**CASE NO: COM14\_0823, OFFICER DWAIN THOMAS**

**CITY OF OCALA**

**VS.**

**FRANK SEAR EST, 2501 NW 20TH ST, OCALA, FL 34475**

**VIOLATION(S):**

SECTION 34-95

SECTION 82-181/182

SECTION 110-31

**LOCATION: 1626 W SILVER SPRINGS BLVD**

**CASE NO: 2019\_2770, OFFICER JENNIPHER BULLER**

**CITY OF OCALA**

**VS.**

**LEVY WENDY A, 3728 NE 3RD ST, OCALA FL**

**VIOLATION(S):**

SECTION 82-151

STANDARD HOUSING CODE ADOPTED

**LOCATION: 3728 NE 3RD ST**

## **OLD BUSINESS:**

### **Consent agenda for Non-Compliance (MASSEY) Hearing**

2021_6337	EDWARDS EDDIE C ET AL, EDWARDS EDDIE C, EDWARDS CAROLYN, EDWARDS JAMES O, EDWARDS ROLAND L, EDWARDS NELLIE D, THOMAS RICHARDSON CHARLOTTE L, C/O CHARLOTTE THOMAS RICHARDSON	1807 SW 6TH ST
2021_6624	PAPOU LLC, 3102 W SILVER SPRINGS BLVD, OCALA FL 34475-5648	1310 SE 9TH AVE OCALA
2021_7043	RILEY JIMMIE D, RILEY JACQUELINE L, LANDS AVAILABLE FOR TAXES ET AL, 5310 SE 21ST AVE, OCALA FL 34480-6607	1033 NE 20TH ST OCALA
2021_6776	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	1950 NW 1st AVE OCALA
2021_6511	LAND TRUST AGREEMENT, MCBRIDE SETH, 1780 SE 91ST PLACE, OCALA FL 34480-9363	2033 N PINE AVE OCALA
2021_6632	BRITT LEE, 46 NE 28TH AVE, OCALA FL 34470-1267	46 NE 28TH AVE OCALA
2021_6867	MCFARLAND WILLIE FRANKLIN, 1613 NW 3RD AVE, OCALA FL 34475-9026	1613 NW 3RD AVE OCALA

# **DISCUSSION:**

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

**COMMENTS BY THE MUNICIPAL CODE ENFORCEMENT BOARD**

**ADJOURNMENT.**