



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:

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, February 10, 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 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
FEBRUARY 10, 2022
5:30PM**

AGENDA

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

PROOF OF PUBLICATION #:

PUBLISHED -

APPROVAL OF MINUTES

SWEAR IN OFFICERS

NEW BUSINESS:

CASE NO: 2020_5471, OFFICER AMANDA YODER

CITY OF OCALA

VS.

OCALA PALLETS & SAWMILL INC, 525 BUILDING INC, PO BOX 668455, POMPANO BEACH FL 33066-8455, , 525 BUILDING INC., 3101 NW 16TH TERRACE, POMPANO BEACH, FL. 33064, , OCALA PALLETS & SAWMILL INC., 1830 NW 21ST ST., OCALA, FL. 34476, AND

VIOLATION(S):

Section 122-173

Nonconforming uses of land

LOCATION:

1830 NW 21ST ST OCALA | 1830 NW 21ST ST OCALA

CASE NO: 2021_7253, OFFICER AMANDA YODER

CITY OF OCALA

VS.

JAHMERICAN BAKERY LLC, C/O ANGUS, MICHAEL H, Sr. (REGISTERED AGENT), 1930 NE 20TH ST, OCALA FL 34470-3819

VIOLATION(S):

Section 110-3	Definitions
Section 110-33	Illegally erected signs
.Other Violation	Other

LOCATION: 2421 NW 10TH ST OCALA

CASE NO: 2021_7235, OFFICER AMANDA YODER

CITY OF OCALA

VS.

COLLEGE PARK PLAZA LLC, PO BOX 358627, GAINESVILLE FL 32635-8627

VIOLATION(S):

Section 122-51	Building permit required
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LOCATION: 3131 SW COLLEGE RD ALL UNITS OCALA

CASE NO: 2021_7226, OFFICER AMANDA YODER

CITY OF OCALA

VS.

AYSHEH SAID, 2066 W SILVER SPRINGS BLVD, OCALA FL 34475-6366

VIOLATION(S):

Section 122-583	Permitted uses
Section 122-584	Special Exceptions

LOCATION: 2000 BLK W. SILVER SPRINGS BLVD.

CASE NO: 2021_7146, OFFICER AMANDA YODER

CITY OF OCALA

VS.

KB INVESTMENT HOLDINGS LLC, C/O CVS INC #03279-01, 1 CVS DR, WOONSOCKET RI 02895-6146

VIOLATION(S):

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

LOCATION: 4361 NW BLITCHTON RD OCALA

CASE NO: 2021_7100, OFFICER AMANDA YODER

CITY OF OCALA

VS.

STEVENSON ERNESTINE ESTELLE EST, C/O MICHAELINE CONE, 2705 NE 4TH AVE, OCALA FL 34470-3509

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

LOCATION: 1617 SW 3RD ST OCALA

CASE NO: 2021_7352, OFFICER JENNIPHER BULLER

REPEAT VIOLATOR

CITY OF OCALA

VS.

ALL DREAMS REALTY LLC, C/O VIP BUSINESS CONSULTING LLC (REGISTERED AGENT), 6499 POWERLINE RD STE 101, FT LAUDERDALE FL 33309

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: 3711 E SILVER SPRINGS BLVD OCALA

CASE NO: 2021_7262, OFFICER JENNIPHER BULLER

CITY OF OCALA

VS.

MORANTE OSCAR PICCONE, MORALES CLAUDIA, 3510 SE 13TH ST, OCALA FL 34471-2905

VIOLATION(S):

Section 34-91	Definitions
Section 34-95	Weeds; accumulations of trash or other unsightly or unsanitary matter
Section 82-511	Definitions
Section 82-512	Barrier required
Section 82-513	Specifications
Section 82-517	Abandoned, neglected, inoperable or hazardous swimming pools and spas
Section 82-3	Barbed wire, electrified fences, razor wire and fences/walls

LOCATION: 3510 SE 13TH ST OCALA

CASE NO: 2021_7255, OFFICER JENNIPHER BULLER

CITY OF OCALA

VS.

DICKSON MARGARET C REV, TRUST, COLE RONALD I TR, 741 SE 12TH ST, OCALA FL 34471-4456

VIOLATION(S):

Section 122-51 Building permit required

LOCATION: 741 SE 12TH ST OCALA

CASE NO: 2021_7331, OFFICER JENNIPHER BULLER

REPEAT VIOLATOR

CITY OF OCALA

VS.

JFP MARICAMP LLC, 1406 TERRACE DR, TULSA OK 74104-4626

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: 3535 SE MARICAMP RD UNIT 400 OCALA

CASE NO: 2021_7221, OFFICER TRACY GILLYARD

CITY OF OCALA

VS.

MACK VOYCE J, 1450 NW HOLLY ST, WASHINGTON DC 20012-1526

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

LOCATION: 114 NW 9TH AVE OCALA

CASE NO: 2021_7239, OFFICER TRACY GILLYARD

CITY OF OCALA

VS.

RENERIA JOSE, BUSTAMANTE MARIA, 1216 NW 15TH AVE, OCALA FL 34475-5028

VIOLATION(S):

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

LOCATION: 1216 NW 15TH AVE OCALA

CITY OF OCALA

VS.

GREAT ABACO LLC, 301 THELMA DR # 501, CASPER WY 82609, , GREAT ABACO LLC, 873 WEST BAY DRIVE, SUITE 101, LARGO, FL 33770, , WEBB, BARRY K (REGISTERED AGENT), 8754 ABBEY LANE, LARGO, FL 33771

VIOLATION(S):

Section 34-91

Definitions

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

LOCATION:

600BLK OF NW MLK BLVD

CASE NO: 2021_7287, OFFICER TRACY GILLYARD

CITY OF OCALA

VS.

TAX CERTIFICATE REDEMPTIONS, C/O J ISRAEL, PO BOX 403006, MIAMI BEACH FL 33140-1006, , ISRAEL, JOEL (REGISTERED AGENT), 120 SE 5TH AVE STE 218, BOCA RATON, FL 33432

VIOLATION(S):

Section 34-91

Definitions

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

LOCATION:

104 NW 9TH AVE OCALA

CASE NO: 2021_7289, OFFICER TRACY GILLYARD

CITY OF OCALA

VS.

MAGWOOD JOSEPHINE EST, C/O LILLIAN MCDONALD, 426 NW 8TH AVE, OCALA FL 34475-6186

VIOLATION(S):

Section 34-91

Definitions

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

LOCATION:

600blk OF NW 1st ST

CASE NO: 2021_7288, OFFICER TRACY GILLYARD

CITY OF OCALA

VS.

MCLAUD JANICE B, 508 THOMPSON LOOP, LAFAYETTE LA 70506-2816

VIOLATION(S):

Section 34-91

Definitions

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

LOCATION:

717 NW 1ST ST OCALA

REQUEST FOR PETITION:

CASE NO: 2019 3783, OFFICER CURTIS W SMITH

PETITION

CITY OF OCALA

VS.

FRANLIN BROWN PATRICIA. 140 SW 23RD AVE. OCALA, FL 34471-1974

VIOLATION(S):

Section 34-91	Definitions
Section 34-95	Weeds; accumulations of trash or other unsightly or unsanitary matter
Section 34-122	Abandoned or derelict vehicles
Section 122-1193	Parking of trailers and commercial vehicles in residential districts

LOCATION: 140 SW 23RD AVE

CASE NO: 2020_4841, OFFICER JENNIPHER BULLER

PETITION

CITY OF OCALA

VS.

FRANKLIN BROWN PATRICIA, 140 SW 23RD AVE, OCALA, FL 34471-1974

VIOLATION(S):

Section 82-151	Standard Housing Adopted
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LOCATION: 140 SW 23RD AVE

OLD BUSINESS:

Consent agenda for Non-Compliance (MASSEY) Hearing

2021_7115	ADVANCE AUTO PARTS INC #9431, C/O TAX ACCOUNTING, PO BOX 2710, ROANOKE VA 24001-2710	1601 W SILVER SPRINGS BLVD OCALA
2021_6969	INA GROUP LLC, C/O WILLIAM E. LANGDON (REGISTERED AGENT), 6333 APPLES WAY STE 115, LINCOLN NE 68516-3504	1917 SW 2ND ST OCALA
2020_6129	BROOKLINE PROPERTIES, LLC, YONGE, BENJAMIN (REGISTERED AGENT), 2440 SAND LAKE ROAD, ORLANDO, FL 32809, AND GONZALES DANYON R, 2820 NE 19TH AVE, OCALA FL 34470-3802, AND STRADA CAPITAL INC, 880 NORTHWOOD BLVD STE 2, INCLINE VLG NV 89451-8241	2820 NE 19TH AVE OCALA
2021_7063	BODEN JAMES A EST, 10590 SE 62ND AVENUE RD, BELLEVIEW FL 34420	2517 NE 16TH AVE OCALA
2021_7064	WARDEN CHRISTOPHER L EST, 3007 DOTTI DR, PHENIX CITY AL 36870-8663	1522 NE 21ST ST OCALA
2021_7003	UB II SITEL LLC, 9450 W BRYN MAWR AVE STE 750, ROSEMONT IL 60018-5253	1417 N MAGNOLIA AVE OCALA

2021_7114	CCOFOCALA LLC, C/O CHRISTOPHER PELL (REGISTERED AGENT), 2297 LAUREL RUN DR, OCALA FL 34471-8371	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
2020_5833	WILLIAMS LAWRENCE G JR, 3410 SE 12TH ST, OCALA FL 34471-2942	3410 SE 12TH ST OCALA
2021_6391	NESTVED MARGARET R, 815 SE 33RD AVE, OCALA FL 34471-2929	815 SE 33RD AVE OCALA
2021_6930	WASHINGTON FREDRIC, 5360 SW 86TH LN, OCALA FL 34476-3866	934 NE 28TH AVE OCALA
2021_7065	ANDERSON STACEY, 750 SE 29TH TER, OCALA FL 34471-2725	750 SE 29TH TER OCALA
2021_7111	MITCHELL MAXINE, BURTON TERESA, 6372 SEVEN SPRINGS BLVD UNIT B-7, GREEN ACRES FL 33463-1635	915 W SILVER SPRINGS PL OCALA
2021_7048	HOLMES WILLIAM WINDELL EST, HOLMES SARA LEE EST, RICHARDSON DAN III, RICHARDSON TERROL L, 11004 CARNES ST, WEEKI WACHEE FL 34613-3860	1900blk of NW 11TH ST
2021_7189	WILLIAMS ANDREW EST, WILLIAMS BENITA EST, C/O NATASHA WILLIAMS PERS REP, 8401 SW 133RD LANE RD, OCALA FL 34473-6842	2229 NW 24TH RD OCALA
2021_7259	BROWN NORMAN, 9771 SE 144TH ST, SUMMERFIELD FL 34491-3650	2628 NW 6TH AVE OCALA
2021_7273	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	709 NW 1ST ST OCALA
2021_7274	MACK HERBERT MARSHALL EST, C/O BEVERLY MACK JOHNSON, 303 NW 11TH AVE, OCALA FL 34475-6413	110 NW 7TH AVE OCALA 112 NW 7TH AVE OCALA
2021_7291	ROBINSON ELIJAH EST, 616 NW 2ND ST, OCALA FL 34475-6531	616 NW 2ND ST OCALA

DISCUSSION:

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

COMMENTS BY THE MUNICIPAL CODE ENFORCEMENT BOARD

ADJOURNMENT.