



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:

Steve Forrest, Chair
Shirley J. Wright, Member
Danielle Ruse, Member
Michael Gartner, Member
Lonnie Hooks III, Member
Kevin Steiner, Member
Matthew Leibfried, Member
Darrell O'Kain, Alternate
Michael Kroitor, 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, July 14, 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
JULY 14, 2022**

AGENDA

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

PROOF OF PUBLICATION #:

PUBLISHED -

APPROVAL OF MINUTES

SWEAR IN OFFICERS

NEW BUSINESS:

CASE NO: 2022_7719, OFFICER HECTOR DELVALLE REYES	REPEAT VIOLATOR
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CITY OF OCALA

VS.

HOWARD HEIGHTS INC, 1121 VIA DEL MAR, WINTER PARK FL 32789-1362

VIOLATION(S):

Section 34-91

Definitions

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

LOCATION:

SITUS ADDRESS NOT ASSIGNED

CITY OF OCALA

VS.

OCALA HOTEL LLC, 520 E FOOTHILL BLVD STE D, POMONA CA 91767, AND OCALA HOTEL LLC, 10807 LAUREL ST, STE # 100, RANCHO CUCAMONGA, CA 91730

VIOLATION(S):

- Section 122-51 Building permit required
- 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: 3810 NW BLITCHTON RD OCALA

CITY OF OCALA

VS.

HUTCHISON RONALD A EST ET AL, HUTCHISON JENNIFER EST, C/O MONICA YORK PER REP, 729 NE 17TH TER, OCALA FL 34470-6109, AND ALEXANDRA SCALES, ESQ (LEGAL REPRESENTATIVE), LAW OFFICE OF MCGRAW, RAUBA & MUTARELLI, 35 SE 1ST AVE, SUITE 102, OCALA, FL 34471

VIOLATION(S):

- Section 34-121 Definitions
- Section 34-122 Abandoned or derelict vehicles
- 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: 729 NE 17TH TER OCALA

CITY OF OCALA

VS.

CRITCHLEY JOSEPH EDWARD TR, CRITCHLEY JOSEPH EDWARD TRUST AGRMNT, 527 NE 8TH AVE, OCALA FL 34470

VIOLATION(S):

- Sec. 122-55 Expiration of building permit; extension of time.
- Section 94-82 Certificates of appropriateness
- Section 94-101 Affirmative maintenance requirements; demolition by neglect
- Section 122-51 Building permit required

LOCATION: 119 NE SANCHEZ AVE OCALA

CASE NO: 2022_7519, OFFICER HECTOR DELVALLE REYES

CITY OF OCALA
VS.
LEMAY MEGAN, PO BOX 537, CITRA FL 32113-0537

VIOLATION(S):
Section 122-1217. Chickens

LOCATION: 2717 NE 4TH AVE OCALA

CASE NO: 2022_7776, OFFICER HECTOR DELVALLE REYES REPEAT VIOLATOR

CITY OF OCALA
VS.
WILLIAMS ANDREW EST ET AL, 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: 2022_7760, OFFICER ROBERT MOORE REPEAT VIOLATOR

CITY OF OCALA
VS.
LEACH JACQUELINE, 11722 221ST ST, CAMBRIA HEIGHTS NY 11411-1613

VIOLATION(S):
Section 34-91 Definitions
Section 34-95 Weeds; accumulations of trash or other unsightly or unsanitary matter

LOCATION: 1313 SW FORT KING ST OCALA

CASE NO: 2022_7633, OFFICER ROBERT MOORE

CITY OF OCALA
VS.
PARDEE ASA T, 643 SE 29TH AVE, OCALA FL 34471-2733

VIOLATION(S):
Section 34-91 Definitions
Section 34-95 Weeds; accumulations of trash or other unsightly or unsanitary matter
Section 122-1193 Parking of trailers and commercial vehicles in residential districts; use of trailers and portable containers
Section 122-51 for storage purposes
Building permit required

LOCATION: 3500 SW 25TH ST OCALA

CASE NO: 2022_7628, OFFICER ROBERT MOORE

CITY OF OCALA

VS.

CHALKER KAREN K EST, WAGNER CHERYL A, 205 SE 29TH AVE, OCALA FL 34471-9124

VIOLATION(S):

Section 82-151

Standard Housing Code adopted

Section 34-91

Definitions

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

LOCATION:

205 SE 29TH AVE OCALA

CASE NO: 2022_7477, OFFICER ROBERT MOORE

CITY OF OCALA

VS.

TRIGEMINAL HOLDINGS LLC, 16688 N DALE MABRY HWY SUITE C, TAMPA FL 33618-1400

VIOLATION(S):

Section 122-51

Building permit required

Section 122-21

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

Section 118-71

Tree removal permit required; exceptions

LOCATION:

3041 SW 20TH ST ALL UNITS OCALA

CASE NO: 2022_7422, OFFICER ROBERT MOORE

CITY OF OCALA

VS.

MAGNOLIA PROPERTIES LLC, PO BOX 4737, OCALA FL 34478-4737

VIOLATION(S):

Section 82-151

Standard Housing Code adopted

LOCATION:

221 SE SANCHEZ AVE ALL UNITS OCALA

REQUEST FOR PETITION:

OLD BUSINESS:

Consent agenda for Non-Compliance (MASSEY) Hearing

2022_7621	ROGERS ROBERT, INGRAM ELIZABETH STORMY EST, 8785 98TH PL LOT 9, LIVE OAK FL 32060-7218	973 NE 19TH ST OCALA
2022_7541	SMITH RICHARD L, 1933 NW 4TH ST, OCALA FL 34475-6030	1933 NW 4TH ST OCALA
2020_5471	OCALA PALLETS & SAWMILL INC., 525 BUILDING INC,	1830 NW 21ST ST
2021_6180	RACETRAC PETROLEUM INC, C/O SILVER OAK ADVISORS, PO BOX 2437, SMYRNA GA 30081-2437, AND RACETRAC, INC., 200 GALLERIA PARKWAY SE, SUITE 900, ATLANTA, GA 30339	3750 NW BLITCHTON RD OCALA
2022_7652	RODDIN WILLIAM, RODDIN NORMA, 3820 SW 29TH PL, OCALA FL 34474-4312	3820 SW 29TH PL OCALA
2022_7532	JONES ROSA, 2061 SW FORT KING ST, OCALA FL 34471-1808	2059 SW FORT KING ST OCALA
2022_7533	J.P.F.D. INVESTMENT CORP, 750 S ORANGE BLOSSOM TRAIL STE 1, ORLANDO FL 32805-3133	2055 SW FORT KING ST OCALA
2021_7373	SINGH JAIMINDRI TR, RAMDOOLAR FAMILY TRUST	133 NW 16TH CT

DISCUSSION:

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

COMMENTS BY THE MUNICIPAL CODE ENFORCEMENT BOARD

ADJOURNMENT.