



CITY OF OCALA

CODE ENFORCEMENT DIVISION

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

352-629-CITY (2488)

**DRAFT**

**Subject to Change**

**CODE ENFORCEMENT SPECIAL MAGISTRATE  
ADMINISTRATIVE HEARING DOCKET**

**HEARING INFORMATION**

**Location:**

City Council Chamber  
2<sup>nd</sup> 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 Office*

Yiovanni Santiago,  
*Code Enforcement Specialist*

**Wednesday, November 30, 2022**

**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  
NOVEMBER 30, 2022  
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: 2022\_8297, OFFICER GREGORY S ANDERSON**

**REPEAT VIOLATOR**

**CITY OF OCALA**

**VS.**

**KB INVESTMENT HOLDINGS LLC, C/O CVS INC #03279-01, 1 CVS DR, WOONSOCKET RI 02895-6146, ROBERT E SCHMIDT (REGISTERED AGENT), 2226 STATE ROAD 580, CLEARWATER, FL 33763**

**VIOLATION(S):**

Section 34-91  
Section 34-95

Definitions  
Weeds; accumulations of trash or other unsightly or unsanitary matter

**LOCATION: 4361 NW BLITCHTON RD**

**CASE NO: 2022\_8205, OFFICER GREGORY S ANDERSON**

**CITY OF OCALA**

**VS.**

**ANDERSON MIGNONNE, 171 LAKE DR, OCALA FL 34472-5016**

**VIOLATION(S):**

Section 34-91

Definitions

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

**LOCATION:**

**29683-003-21 "VACANT LOT"**

**CASE NO: 2022\_7745, OFFICER HECTOR DELVALLE REYES**

**CITY OF OCALA**

**VS.**

**MG INVESTMENT ASSOCIATE CORP, GONZALEZ PARRA, MERLI A (REGISTERED AGENT), 11703 STEIN ST, ORLANDO FL 32832-6365**

**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:**

**1306 NW 8TH ST**

**CASE NO: 2022\_8581, OFFICER HECTOR DELVALLE REYES**

**REPEAT VIOLATOR**

**CITY OF OCALA**

**VS.**

**SEARS WOODS KINNIE MAE, 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**

**CITY OF OCALA**

**VS.**

**TERRY JAMES EST, 820 SW 19TH AVE RD, OCALA FL 34471-2045**

**VIOLATION(S):**

Section 34-91

Definitions

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

**LOCATION:**

**2016 NW 7TH ST**

**CITY OF OCALA**

**VS.**

**NELSON ROSA O EST, 710 NW 14TH AVE, OCALA FL 34475-5828**

**VIOLATION(S):**

Section 34-91

Definitions

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

**LOCATION:**

**710 NW 14TH AVE**

**CITY OF OCALA**

**VS.**

**MAYWEATHER CAFE A, WATSON VICTORIA L, SMITH MARSENIA, MCCULLOUGH RICKIE, MCCULLOUGH FELIX, 719 NW 14TH AVE, OCALA FL 34475-5827**

**VIOLATION(S):**

Section 34-91

Definitions

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

**LOCATION:**

**719 NW 14TH AVE**

**CITY OF OCALA**

**VS.**

**PARKER WILLIE EST, PO BOX 2704, ORLANDO FL 32802-2704**

**VIOLATION(S):**

Section 34-91

Definitions

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

**LOCATION:**

**1917 NW 11TH ST**

**CITY OF OCALA**

**VS.**

**HAYES DORIS EST, 1706 NW 27TH AVE, OCALA FL 34475-4718, AND PAMELA HAYES MONTGOMERY, 1226 SW 5TH ST, OCALA, FL 34471, AND HAYES DORIS EST, 1676 NW 27TH AVE, OCALA FL 34475**

**VIOLATION(S):**

Section 34-91

Definitions

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

Section 122-51

Building permit required

**LOCATION:**

**1676 NW 27TH AVE**

**CASE NO: 2022\_7596, OFFICER JENNIPHER BULLER**

**CITY OF OCALA**

**VS.**

**LEWCO INC, PO BOX 141286, GAINESVILLE FL 32614-1286, AND LEWCO, INC., 621 SE DEPOT (7TH) AVE, GAINESVILLE, FL 32601**

**VIOLATION(S):**

- Section 34-146 Vacant commercial structures
- Section 110-3 Definitions
- Section 110-31 Removal of prohibited or abandoned signs
- Section 122-51 Building permit required
- Section 122-219 Conformance with approved plan; changes to approved plan; certification of compliance; maintenance of improvements.

**LOCATION: 3901 NW BLITCHTON RD**

**CASE NO: 2022\_7444, OFFICER JENNIPHER BULLER**

**CITY OF OCALA**

**VS.**

**OMEGA BEHAVIOR ANALYSIS LLC, C/O MYRON SCOTT (REGISTERED AGENT), 39 CEDAR TREE DR, OCALA FL 34472-2897, AND OMEGA BEHAVIOR ANALYSIS LLC, 1701 E FORT KING STREET, OCALA FL 34471**

**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.

**LOCATION: 948 NE 3RD ST**

**CASE NO: 2021\_7407, OFFICER JENNIPHER BULLER**

**CITY OF OCALA**

**VS.**

**SPRINGWOOD VILLAGE CONDOMINIUM ASSOCIATION, C/O BOSSHARDT PROPERTY MANGEMENT LLC, 2123 SW 20TH PLACE, OCALA FL 34471-7734, AND SPRINGWOOD VILLAGE CONDOMINIUM ASSOCIATION, C/O BOSSHARDT PROPERTY MANGEMENT LLC (REGISTERED AGENT), 2437 SE 17th STREET, 201, OCALA FL 34471**

**VIOLATION(S):**

Section 110-3	Definitions
Section 110-51	Work requiring permit
Section 82-48	Construction without Section 82-48 Construction without required permit required permit

**LOCATION:**

**1406 SE 27TH ST ALL UNITS | 1407 SE 27TH ST ALL UNITS | 1416 SE 27TH ST ALL UNITS |**  
**1511 SE 25TH ST ALL UNITS | 1522 SE 25TH ST ALL UNITS | 1525 SE 25TH ST ALL UNITS |**  
**1526 SE 27TH ST ALL UNITS | 1531 SE 25TH ST ALL UNITS | 1532 SE 25TH ST ALL UNITS |**  
**1536 SE 27TH ST ALL UNITS | 1537 SE 27TH ST ALL UNITS | 1538 SE 25TH ST ALL UNITS |**  
**1541 SE 27TH ST ALL UNITS | 1547 SE 27TH ST ALL UNITS | 1548 SE 27TH ST ALL UNITS |**  
**1555 SE 27TH ST ALL UNITS | 1556 SE 27TH ST ALL UNITS | 1562 SE 27TH ST ALL UNITS |**  
**1567 SE 27TH ST ALL UNITS | 1570 SE 27TH ST ALL UNITS | 1571 SE 27TH ST ALL UNITS |**  
**1604 SE 25TH ST ALL UNITS | 1610 SE 25TH ST ALL UNITS | 1611 SE 25TH ST ALL UNITS |**  
**1615 SE 25TH ST ALL UNITS | 2405 SE 16TH AVE ALL UNITS | 2408 SE 15TH AVE ALL UNITS |**  
**| 2409 SE 15TH AVE ALL UNITS | 2410 SE 16TH AVE ALL UNITS | 2419 SE 16TH AVE ALL**  
**UNITS | 2523 SE 15TH AVE ALL UNITS | 2524 SE 15TH AVE ALL UNITS | 2533 SE 15TH AVE**  
**| 2550 SE 15TH AVE ALL UNITS | 2552 SE 15TH AVE ALL UNITS | 2555 SE 15TH AVE ALL**  
**UNITS | 2558 SE 15TH AVE ALL UNITS | 2564 SE 15TH AVE ALL UNITS | 2567 SE 15TH AVE**  
**ALL UNITS**

**CASE NO: 2022\_8311, OFFICER JENNIPHER BULLER**

**CITY OF OCALA**

**VS.**

**1109 SW 10TH STREET LLC, 16 COURT ST STE 800, BROOKLYN NY 11241**

**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:**

**1109 SW 10TH ST**

**CASE NO: 2022\_8090, OFFICER JENNIPHER BULLER**

**CITY OF OCALA**

**VS.**

**WEST LLC, C/O RYAN LLC, DEPT 909, PO BOX 460329, HOUSTON TX 77056-8329, AND WEST LLC, % TEMPLETON & COMPANY, 301 EAST LAS OLAS BOULEVARD, SUITE 800, FORT LAUDERDALE FL 33301, AND WEST LLC, % DESPINA SIBLEY, US TRUST/BANK OF AMERICA, 1001 E ATLANTIC AVENUE, BOCA RATON FL 33483**

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

**LOCATION: 1746 E SILVER SPRINGS BLVD**

**CASE NO: 2022\_7946, OFFICER JENNIPHER BULLER**

**CITY OF OCALA**

**VS.**

**DG 7 ELEVEN PROPERTY HLDGS LLC, 110 E 40TH ST STE 802, NEW YORK NY 10016-1810**

**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: 5191 W HWY 40**

**CASE NO: 2022\_7767, OFFICER ROBERT MOORE**

**CITY OF OCALA**

**VS.**

**LAMOUR EDMOND, 4359 NW 5TH AVE, OAKLAND PARK FL 33309-4747**

**VIOLATION(S):**

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

**LOCATION: 400 BLK OF SW 7TH AVE**



**CASE NO: 2022\_8249, OFFICER ROBERT MOORE**

**CITY OF OCALA**

**VS.**

**CARDEN CAROL, 3860 SW 29TH PL, OCALA FL 34474-4312**

**VIOLATION(S):**

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

**LOCATION:                              3860 SW 29TH PL**

**CASE NO: 2022\_8386, OFFICER ROBERT MOORE**

**CITY OF OCALA**

**VS.**

**MONROE VENEZIA, 11661 SW 56TH TER, OCALA FL 34476-9298**

**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 34-91                        Definitions  
Section 34-95                        Weeds; accumulations of trash or other unsightly or unsanitary matter  
Section 82-151                      Standard Housing Code adopted

**LOCATION:                              817 SW 3RD ST**

**CASE NO: 2022\_7974, OFFICER ROBERT MOORE** **REPEAT VIOLATOR**

**CITY OF OCALA**

**VS.**

**AJTUN FELIX, 4071 SW 30TH ST, OCALA FL 34474**

**VIOLATION(S):**

Section 122-51                      Building permit required

**LOCATION:                              4071 SW 30TH ST**

**CASE NO: 2022\_8027, OFFICER ROBERT MOORE**

**CITY OF OCALA**

**VS.**

**BRYANT RICHARD LEE SR, 2259 SW FORT KING ST, OCALA FL 34471-1904**

**VIOLATION(S):**

Section 122-51	Building permit required
Section 82-3	Barbed wire, electrified fences, razor wire and fences/walls
Section 98-32	Parking or storage in residential districts

**LOCATION: 2259 SW FORT KING ST**

**CASE NO: 2022\_8332, OFFICER STEPHANI SMITH**

**CITY OF OCALA**

**VS.**

**SCHOOLCRAFT DIANE C, 2909 SE 13TH ST, OCALA FL 34471-2751, AND SUNTRUST MORTGAGE, INC., 1001 SEMMES AVE, RVW 5093, RICHMOND, VA 23224**

**VIOLATION(S):**

Section 122-51	Building permit required
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**LOCATION: 2909 SE 13TH ST**

**CASE NO: 2022\_7768, OFFICER TRACY GILLYARD**

**REPEAT VIOLATOR**

**CITY OF OCALA**

**VS.**

**HERB DANE E, 2602 SE 22ND AVE, OCALA FL 34471-1010**

**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

**LOCATION: 605 NE 17TH PL**

**CASE NO: 2022\_8112, OFFICER TRACY GILLYARD**

**REPEAT VIOLATOR**

**CITY OF OCALA**

**VS.**

**MOORE MELANIE R, 1131 SE 33RD AVE, OCALA FL 34471-2927**

**VIOLATION(S):**

Section 34-91

Definitions

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

**LOCATION:**

**1131 SE 33RD AVE**

## **REQUEST FOR PETITION:**

**CASE NO: 2020\_4546, OFFICER JENNIPHER BULLER**

**PETITION**

**CITY OF OCALA**

**VS.**

**FRAUSTRO FELIX, FRAUSTRO SANDRA J, 113 HAZEL BOULEVARD, SANFORD FL 32773-7413**

**VIOLATION(S):**

Section 82-151

Standard Housing Code adopted

**LOCATION:**

**829 NE 3RD ST UNIT A**

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

**PETITION**

**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**

# **OLD BUSINESS:**

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

G	2022_7884	SANDRA CACHYA / JOSE LUIS CASTILLO	2030 NW 29TH CT
G	2022_8153	MOORE ROBERT L JR	1310 SE 40TH TER
H	2022_7695	GREEN OCALA PLACE LLC	2135 NW 1ST AVE
H	2022_8335	DSV SPV3 LLC	1010 NW 1ST ST
H	2022_7882	BROWN NORMAN	2628 NW 6TH AVE
H	2022_7880	TSIANOS GEORGE	2612 NW 5TH AVE
J	2022_7466	PG SARRES INC	1921 E FORT KING ST
J	2022_7465	PG SARRES INC	1911 E FORT KING ST
J	2022_7904	SCHUSTER MATTHEW D	3623 NE 19TH PL
J	2022_7684	FUTURE ESTATES INVESTMENTS CORP	122 SE WENONA AVE
R	2022_7538	GARDINIER PETER EST	1621 SW 2ND ST
S	2022_8339	ANDERSON STACEY	750 SE 29TH TER
T	2022_7772	BRKK PROPERTIES LLC	201 NE 31ST TER
T	2022_7731	MARION RENTALS LLC	917 NE 9TH AVE
T	2022_7905	CUMMINGS GEORGE GERALD	2605 NE 19TH AVE
T	2022_8058	KERRISON MONICA	1776 NE 17TH ST

# **DISCUSSION:**

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

**COMMENTS BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE**

**ADJOURNMENT.**