



CITY OF OCALA

CODE ENFORCEMENT DIVISION

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

352-629-8309

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:

Steve Forrest, Chair
Michael Gartner, Vice Chair
Shirley J. Wright, Member
Danielle Ruse, Member
Kevin Steiner, Member
Matthew Leibfried, Member
Michael Kroitor, Member
Darrell O'Kain, Alternate

Board Attorney:

City Attorney

Christopher A. Anderson
Attorney for Code Board

Staff:

James Pogue
Manager, Code Enforcement

Jeff Ball
Senior Code Officer

Gabriela Solano,
Code Enforcement Specialist

Yiovanni Santiago,
Code Enforcement Specialist

Agenda

Thursday, December 8, 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
DECEMBER 08, 2022
5:30PM**

AGENDA

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

PROOF OF PUBLICATION #:

PUBLISHED -

APPROVAL OF MINUTES

SWEAR IN OFFICERS

NEW BUSINESS:

CASE NO: 2022_7986, OFFICER GREGORY S ANDERSON

CITY OF OCALA

VS.

RACETRAC PETROLEUM INC, C/O SILVER OAK ADVISORS, PO BOX 2437, SMYRNA GA 30081-2437, , , CORPORATE CREATIONS NETWORK INC. (REGISTERED AGENT), 801 US HIGHWAY 1, NORTH PALM BEACH, FL 33408, , , RACETRAC,INC., 200 GALLERIA PARKWAY SE, SUITE 900, ATLANTA, GA. 30339

VIOLATION(S):

Section 122-21

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

LOCATION:

15 S PINE AVE OCALA

CASE NO: 2022_8063, OFFICER GREGORY S ANDERSON

CITY OF OCALA

VS.

LETELLIER KATHLEEN A, 1603 SE 7TH ST, OCALA FL 34471-4004

VIOLATION(S):

Section 82-18	Definition
Section 82-18	Dangerous buildings declared nuisance; abatement required; time limits
Section 82-18	Standards for ordering repair, vacation or demolition

LOCATION: 1603 SE 7TH ST OCALA

CASE NO: 2022_7959, OFFICER GREGORY S ANDERSON

CITY OF OCALA

VS.

JOSHUA C RUPE, 650 SE 30TH AVE, OCALA FL 34471-2717

VIOLATION(S):

Section 122-5	Building permit required
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LOCATION: 650 SE 30TH AVE OCALA

CASE NO: 2022_8447, OFFICER HECTOR DELVALLE REYES

CITY OF OCALA

VS.

NOCENT PATRICIA, PONDER JACQUELYNE, 1505 NW 19TH CT, OCALA FL 34475-4969

VIOLATION(S):

Section 82-15	Standard Housing Code adopted
Section 122-5	Building permit required

LOCATION: 1505 NW 19TH CT OCALA

CASE NO: 2022_8416, OFFICER HECTOR DELVALLE REYES

CITY OF OCALA

VS.

NELSON ROSA O EST, 710 NW 14TH AVE, OCALA FL 34475-5828, AND REVOLVE CAPITAL GROUP, LLC, 23041 AVENIDA DE LA CARLOTA, SUITE 230, LAGUNA HILLS, CA 92653

VIOLATION(S):

Section 34-9	Definitions
Section 34-9	Weeds; accumulations of trash or other unsightly or unsanitary matter
Section 82-	Barbed wire, electrified fences, razor wire and fences/walls

LOCATION: 719 NW 15TH AVE OCALA

CASE NO: 2022_7925, OFFICER HECTOR DELVALLE REYES

CITY OF OCALA

VS.

DFK INVESTMENT HOLDINGS INC, KELLEY, DONNA F (REGISTERED AGENT), 1321 NE 70TH ST, OCALA FL 34479-5332

VIOLATION(S):

.Other Violatio Other
Section 122-21 Site plan approval required

LOCATION: 1700 blk of NW 8th Ave access through old Ocala lumber property off NW 8th Ave

CASE NO: 2022_8218, OFFICER JENNIPHER BULLER

CITY OF OCALA

VS.

ODIN ENTERPRISES INC, C/O NIKOLAOS KARAMOUNTZOS (REGISTERED AGENT), 1600 N MISSOURI AVE UNIT 20, LARGO FL 33770-1823

VIOLATION(S):

Section 34-14 Vacant commercial structures
Section 110- Definitions
Section 110-3 Removal of prohibited or abandoned signs
Section 34-9 Definitions
Section 34-9 Weeds; accumulations of trash or other unsightly or unsanitary matter

LOCATION: 2621 SW 19TH AVENUE RD OCALA

CASE NO: 2022_8568, OFFICER JENNIPHER BULLER

CITY OF OCALA

VS.

ROBERSON LESLIE SPRAGUE, 815 SE 21ST PL, OCALA FL 34471-5339

VIOLATION(S):

Section 102-30 Illicit discharge prohibitions and exceptions

LOCATION: 815 SE 21ST PL OCALA

CASE NO: 2022_8586, OFFICER JENNIPHER BULLER

CITY OF OCALA

VS.

SUPERIOR HOLDINGS GROUP LLC, C/O VADIM PINHASOV (REGISTERED AGENT), 10605 CAYMAN ISLE CT, TAMPA FL 33647-3372, AND SUPERIOR HOLDINGS GROUP LLC, 18023 JAVA ISLE DR, TAMPA, FL 33647

VIOLATION(S):

Section 102-30 Illicit discharge prohibitions and exceptions

LOCATION:

2611 SW 19TH AVENUE RD ALL UNITS OCALA | 2611 SW 19TH AVENUE RD UNIT 100 OCALA | 2611 SW 19TH AVENUE RD UNIT 200 OCALA | 2611 SW 19TH AVENUE RD UNIT 300 OCALA | 2611 SW 19TH AVENUE RD UNIT 400 OCALA | 2611 SW 19TH AVENUE RD UNIT 500 OCALA | 2611 SW 19TH AVENUE RD UNIT 600 OCALA | 2611 SW 19TH AVENUE RD UNIT 700 OCALA

CASE NO: 2022_8670, OFFICER JENNIPHER BULLER

CITY OF OCALA

VS.

CRACKER BARREL OLD COUNTRY STORE INC, C/O PROPERTY MANAGEMENT, PO BOX 787, LEBANON TN 37088-0787, AND CRACKER BARREL OLD COUNTRY STORE INC, 305 HARTMANN DRIVE, LEBANON, TN 37087

VIOLATION(S):

Section 34-9 Definitions
Section 34-9 Weeds; accumulations of trash or other unsightly or unsanitary matter
Section 102-30 Illicit discharge prohibitions and exceptions

LOCATION:

3801 SW COLLEGE RD OCALA

CASE NO: 2022_8556, OFFICER ROBERT MOORE

CITY OF OCALA

VS.

WASHINGTON HERMAN R EST, PEACOCK PATRICIA, JACOBS DAVID M, JACOBS LOUIS B, DOWDY TAWANDA D, GREEN MARSHA LYNN, COLDING JACQUELINE EST, C/O FELIX SNOW PER REP FOR HERMAN, 15200 SW 47TH CT, OCALA FL 34473-2682

VIOLATION(S):

Section 82-18 Definition
Section 82-18 Dangerous buildings declared nuisance; abatement required; time limits
Section 82-18 Standards for ordering repair, vacation or demolition
Section 34-12 Definitions
Section 34-12 Abandoned or derelict vehicles
Section 34-9 Definitions
Section 34-9 Weeds; accumulations of trash or other unsightly or unsanitary matter
Section 82-15 Standard Housing Code adopted

LOCATION:

1335 SW 5TH ST OCALA

CASE NO: 2022_8481, OFFICER ROBERT MOORE

CITY OF OCALA

VS.

ALBRITTON DAVID JR & TINA R REV TRUST, ALBRITTON TINA R TR, 6160 W HWY 326, OCALA FL 34482-1249

VIOLATION(S):

Section 34-9 Definitions
Section 34-9 Weeds; accumulations of trash or other unsightly or unsanitary matter

LOCATION: 1734 W SILVER SPRINGS BLVD OCALA

CASE NO: 2022_7816, OFFICER STEPHANI SMITH

CITY OF OCALA

VS.

JCM 617A LLC, 2127 SE FT KING ST, OCALA FL 34471-2524

VIOLATION(S):

Section 82-18 Definition
Section 82-18 Dangerous buildings declared nuisance; abatement required; time limits
Section 82-15 Standard Housing Code adopted
Section 122-5 Expiration of building permit; extension of time.

LOCATION: 617 SE 35TH AVE OCALA

CASE NO: 2022_8486, OFFICER STEPHANI SMITH

CITY OF OCALA

VS.

PMF OCALA OAKS LLC, 315 E ROBINSON ST STE 600, ORLANDO FL 32801-4341

VIOLATION(S):

Section 82-15 Standard Housing Code adopted

LOCATION: 1316 E FORT KING ST ALL UNITS OCALA | 1316 E FORT KING ST UNIT 1 OCALA | 1316 E FORT KING ST UNIT 2 OCALA | 1318 E FORT KING ST ALL UNITS OCALA | 1318 E FORT KING ST UNIT 1 OCALA | 1318 E FORT KING ST UNIT 2 OCALA | 1322 E FORT KING ST ALL UNITS OCALA | 1322 E FORT KING ST UNIT 1 OCALA | 1322 E FORT KING ST UNIT 2 OCALA | 1324 E FORT KING ST ALL UNITS OCALA | 1324 E FORT KING ST UNIT 1 OCALA | 1324 E FORT KING ST UNIT 2 OCALA

CITY OF OCALA

VS.

OCALA PROPERTIES OF MARION COUNTY LLC, PO BOX 5285, OCALA FL 34478-5285, , OCALA PROPERTIES OF MARION COUNTY LLC, 4265 NW 44th AVE, OCALA, FL 34482, , DUVAL FIELDS CPA GROUP, PA (REGISTERED AGENT), 428 WALNUT STREET, GREEN COVE SPRINGS, FL 32043

VIOLATION(S):

Section 34-9

Definitions

Section 34-9

Weeds; accumulations of trash or other unsightly or unsanitary matter

LOCATION:

2426 NE 14TH ST OCALA | 2426 NE 14TH ST UNIT 100 OCALA | 2426 NE 14TH ST UNIT 101 OCALA | 2426 NE 14TH ST UNIT 102 OCALA | 2426 NE 14TH ST UNIT 103 OCALA | 2426 NE 14TH ST UNIT 104 OCALA | 2426 NE 14TH ST UNIT 105 OCALA | 2426 NE 14TH ST UNIT 106 OCALA | 2426 NE 14TH ST UNIT 107 OCALA | 2426 NE 14TH ST UNIT 108 OCALA | 2426 NE 14TH ST UNIT 109 OCALA | 2426 NE 14TH ST UNIT 110 OCALA | 2426 NE 14TH ST UNIT 111 OCALA | 2426 NE 14TH ST UNIT 112 OCALA | 2426 NE 14TH ST UNIT 113 OCALA | 2426 NE 14TH ST UNIT 114 OCALA | 2426 NE 14TH ST UNIT 115 OCALA | 2426 NE 14TH ST UNIT 116 OCALA | 2426 NE 14TH ST UNIT 117 OCALA | 2426 NE 14TH ST UNIT 118 OCALA | 2426 NE 14TH ST UNIT 119 OCALA | 2426 NE 14TH ST UNIT 120 OCALA | 2426 NE 14TH ST UNIT 121 OCALA | 2426 NE 14TH ST UNIT 122 OCALA | 2426 NE 14TH ST UNIT 123 OCALA | 2426 NE 14TH ST UNIT 124 OCALA | 2426 NE 14TH ST UNIT 125 OCALA | 2426 NE 14TH ST UNIT 126 OCALA | 2426 NE 14TH ST UNIT 127 OCALA | 2426 NE 14TH ST UNIT 128 OCALA | 2426 NE 14TH ST UNIT 129 OCALA | 2426 NE 14TH ST UNIT 130 OCALA | 2426 NE 14TH ST UNIT 131 OCALA | 2426 NE 14TH ST UNIT 132 OCALA | 2426 NE 14TH ST UNIT 133 OCALA | 2426 NE 14TH ST UNIT 134 OCALA | 2426 NE 14TH ST UNIT 135 OCALA | 2426 NE 14TH ST UNIT 136 OCALA | 2426 NE 14TH ST UNIT 137 OCALA | 2426 NE 14TH ST UNIT 138 OCALA | 2426 NE 14TH ST UNIT 139 OCALA | 2426 NE 14TH ST UNIT 60 OCALA | 2426 NE 14TH ST UNIT 61 OCALA | 2426 NE 14TH ST UNIT 62 OCALA | 2426 NE 14TH ST UNIT 64 OCALA | 2426 NE 14TH ST UNIT 65 OCALA | 2426 NE 14TH ST UNIT 66 OCALA | 2426 NE 14TH ST UNIT 67 OCALA | 2426 NE 14TH ST UNIT 68 OCALA | 2426 NE 14TH ST UNIT 69 OCALA | 2426 NE 14TH ST UNIT 70 OCALA | 2426 NE 14TH ST UNIT 71 OCALA | 2426 NE 14TH ST UNIT 72 OCALA | 2426 NE 14TH ST UNIT 73 OCALA | 2426 NE 14TH ST UNIT 74 OCALA | 2426 NE 14TH ST UNIT 75 OCALA | 2426 NE 14TH ST UNIT 76 OCALA | 2426 NE 14TH ST UNIT 77 OCALA | 2426 NE 14TH ST UNIT 78 OCALA | 2426 NE 14TH ST UNIT 79 OCALA | 2426 NE 14TH ST UNIT 80 OCALA | 2426 NE 14TH ST UNIT 81 OCALA | 2426 NE 14TH ST UNIT 82 OCALA | 2426 NE 14TH ST UNIT 83 OCALA | 2426 NE 14TH ST UNIT 84 OCALA | 2426 NE 14TH ST UNIT 85 OCALA | 2426 NE 14TH ST UNIT 86 OCALA | 2426 NE 14TH ST UNIT 87 OCALA | 2426 NE 14TH ST UNIT 88 OCALA | 2426 NE 14TH ST UNIT 89 OCALA | 2426 NE 14TH ST UNIT 90 OCALA | 2426 NE 14TH ST UNIT 91 OCALA | 2426 NE 14TH ST UNIT 92 OCALA | 2426 NE 14TH ST UNIT 93 OCALA | 2426 NE 14TH ST UNIT 98 OCALA | 2426 NE 14TH ST UNIT 99 OCALA

OLD BUSINESS:

Consent agenda for Non-Compliance (MASSEY) Hearing

H	2022_8147	VISDMIT LLC	990 NW MARTIN L KING AVE
R	2022_7628	CHALKER KAREN K EST	205 SE 29TH AVE
T	2022_7823	NJUGUNA JAMES/ GIOCHE FLORENCE	507 NE 21ST TER
T	2022_8021	VIMALGIRI INVESTMENTS LLC	300 BLOCK OF NE 9TH AVE

DISCUSSION:

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

COMMENTS BY THE MUNICIPAL CODE ENFORCEMENT BOARD

ADJOURNMENT.