



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

Yiovanni Santiago,
Code Enforcement Specialist

Agenda

Thursday, January 12, 2023

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
JANUARY 12, 2023
5:30PM

AGENDA

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

PROOF OF PUBLICATION #:

PUBLISHED -

APPROVAL OF MINUTES

SWEAR IN OFFICERS

NEW BUSINESS:

CASE NO: 2022_8780, OFFICER GREGORY S ANDERSON

REPEAT VIOLATOR

CITY OF OCALA

VS.

UB II SITEL LLC, 9450 W BRYN MAWR AVE STE 750, ROSEMONT IL 60018-5253, COGENCY GLOBAL INC. (REGISTERED AGENT), 115 NORTH CALHOUN STREET, SUITE 4, TALLAHASSEE FL 32301

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:

1417 N MAGNOLIA AVE OCALA

CASE NO: 2022_8580, OFFICER HECTOR DELVALLE REYES

CITY OF OCALA

VS.

WILLIAMS RUBY J EST, 1509 NW 20TH AVE, OCALA FL 34475-4970

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: 1509 NW 20TH AVE OCALA

CASE NO: 2022_8594, OFFICER HECTOR DELVALLE REYES

CITY OF OCALA

VS.

FLORIDA LAND TRUST, JOCALBRO INC PROFIT SHARING PLAN TRUST TR, BROWN JOE C TR, PO BOX 2407, BELLEVIEW FL 34421-2407

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: 905 NW 5TH ST OCALA | 909 NW 5TH ST OCALA

CASE NO: 2022_7559, OFFICER HECTOR DELVALLE REYES

CITY OF OCALA

VS.

BROWN PATSY, DANIELS MARY LOUISE ET AL, DANIELS JAMES W JR, DANIELS JEFFREY, DANIELS JOHNNIE, 4725 NW 27TH AVE, OCALA FL 34475-2935

VIOLATION(S):

- Section 82-151 Standard Housing Code adopted

LOCATION: 717 NW 13TH AVE OCALA

CITY OF OCALA

VS.

FREDERICK BRIAN THOMAS, PO BOX 616, CHATTAHOOCHEE FL 32324-0616

VIOLATION(S):

Section 34-91

Definitions

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

LOCATION:

1900 NW 24TH AVE OCALA

CITY OF OCALA

VS.

GRAHAM RUTHER MAE EST, 2132 CIRCULAR DR, AUGUSTA GA 30906-2808

VIOLATION(S):

Section 34-91

Definitions

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

LOCATION:

1100 BLOCK OF NW 20TH AVE

CITY OF OCALA

VS.

MACK WILLIE MAE REV TRUST, MACK VIRLEAN, MACK VOYCE J, MACK MIQUELL G TR, MACK TERENCE J, THOMAS MARQUISHA M, C/O TERENCE MACK, 509 ROOSEVELT BLVD APT D316, FALLS CHURCH VA 22044-3175

VIOLATION(S):

Section 34-91

Definitions

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

LOCATION:

1002 NW 20TH AVE OCALA

CITY OF OCALA

VS.

POWELL ANTONIO, POWELL L G, 11195 SE HIGHWAY 42, SUMMERFIELD FL 34491-6628

VIOLATION(S):

Section 34-91

Definitions

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

LOCATION:

Vacant lot next to 2140 NW 21st St

CASE NO: 2022_8283, OFFICER JENNIPHER BULLER

CITY OF OCALA

VS.

MFBY OCALA LLC, C/O RD MGMT LLC, 810 7TH AVE FL 10TH, NEW YORK NY 10019

VIOLATION(S):

Section 102-308 Illicit discharge prohibitions and exceptions

LOCATION: 2463 SW 27TH AVE

CASE NO: 2022_8591, OFFICER JENNIPHER BULLER

CITY OF OCALA

VS.

OCALA INVESTMENT TWO LLC, C/O VIJAY PATEL (REGISTERED AGENT), 303 SW 8TH ST STE ONE, OCALA FL 34471

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 122-51 Building permit required

LOCATION: 1642 S PINE AVE OCALA

CASE NO: 2022_8515, OFFICER JENNIPHER BULLER

CITY OF OCALA

VS.

J & G CEDAR SHORES 6 LLC, C/O VICTORIA JOINER GRANNAN (REGISTERED AGENT), 3535 W SOUTHERN ST, LECANTO FL 34461-8623

VIOLATION(S):

Section 34-91 Definitions
Section 34-95 Weeds; accumulations of trash or other unsightly or unsanitary matter
Section 122-1007 Surfacing

LOCATION: 3100 BLOCK 36TH AVE

CASE NO: 2021_7370, OFFICER JENNIPHER BULLER

CITY OF OCALA

VS.

GARNER GEORGE R, GARNER GEORGE W, GARNER ANGELA, 1135 SE 34TH TER, OCALA FL 34471-2973, AND GARNER ANGELA ET AL, 1135 SE 34TH TER, OCALA FL 34471-2973

VIOLATION(S):

Section 82-151 Standard Housing Code adopted
Section 122-51 Building permit required

LOCATION: 1135 SE 34TH TER OCALA

CASE NO: 2021_7097, OFFICER JENNIPHER BULLER

CITY OF OCALA

VS.

THE KATE D MAYE REV TRUST, PARROTT TWILA D TR, JOHNSON JANICE YVONNE TR, PARROTT TWILA D TR ET AL, 509 SE TUSCAWILLA AVE, OCALA FL 34471-3717

VIOLATION(S):

Section 94-101 Affirmative maintenance requirements; demolition by neglect

LOCATION: 509 SE TUSCAWILLA AVE OCALA

CASE NO: 2021_7027, OFFICER JENNIPHER BULLER

CITY OF OCALA

VS.

STRADA CAPITAL INC, 880 NORTHWOOD BLVD SUITE 2, INCLINE VILLAGE NV 89451-8241

VIOLATION(S):

Section 34-91 Definitions
Section 34-95 Weeds; accumulations of trash or other unsightly or unsanitary matter
Section 94-101 Affirmative maintenance requirements; demolition by neglect
Section 82-3 Barbed wire, electrified fences, razor wire and fences/walls

LOCATION: 613 SE TUSCAWILLA AVE

CASE NO: 2022_8315, OFFICER JENNIPHER BULLER

CITY OF OCALA

VS.

SSNKR LLC, 5655 SILVER CREEK VALLEY RD # 223, SAN JOSE CA 95138-2473

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 34-146 | Vacant commercial structures |

LOCATION: 444 SW 8TH ST ALL UNITS

CASE NO: 2022_8255, OFFICER ROBERT MOORE

CITY OF OCALA

VS.

COLEMAN JANICE DAY, 20824 SAN SIMEON WAY UNIT 108, MIAMI FL 33179-1757

VIOLATION(S):

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

LOCATION: 2200 BLK OF SW 5TH ST

CASE NO: 2022_8545, OFFICER ROBERT MOORE

CITY OF OCALA

VS.

WEST TERRA, 1847 SW 1ST ST, OCALA FL 34475-6379

VIOLATION(S):

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

LOCATION: 1700 BLK SW 1ST ST

CASE NO: 2022_7581, OFFICER STEPHANI SMITH

CITY OF OCALA

VS.

MCKEONE TOM, MCKEONE WENDI, 3219 SE 23RD AVE, OCALA FL 34471-0717

VIOLATION(S):

Section 122-51 Building permit required

LOCATION: 3219 SE 23RD AVE OCALA

CASE NO: 2022_8259, OFFICER TRACY GILLYARD

CITY OF OCALA

VS.

APLT 11 LLC, C/O GODIN, GARRETT P., JR. (REGISTERED AGENT), 2216 E SILVER SPRINGS BLVD STE 1, OCALA FL 34470-8210

VIOLATION(S):

Section 122-51 Building permit required

LOCATION: 1713 NE 29TH ST OCALA

CASE NO: 2022_8656, OFFICER TRACY GILLYARD

CITY OF OCALA

VS.

CONRAD FAMILY TRUST, CONRAD THOMAS C TR ET AL, PO BOX 4368, OCALA FL 34478-4368

VIOLATION(S):

Section 118-71 Tree removal permit required; exceptions

LOCATION: 2300blk OF NE 14TH ST

CASE NO: 2022_8489, OFFICER TRACY GILLYARD REPEAT VIOLATOR

CITY OF OCALA

VS.

LEONARD DANTE J, PO BOX 3292, OCALA FL 34478-3292

VIOLATION(S):

Section 34-91 Definitions
Section 34-95 Weeds; accumulations of trash or other unsightly or unsanitary matter
Section 34-32 Water collections
Section 82-151 Standard Housing Code adopted

LOCATION: 3841 NE 21ST ST

CASE NO: 2022_8657, OFFICER TRACY GILLYARD

CITY OF OCALA

VS.

CONRAD FAMILY TRUST, CONRAD THOMAS C TR, CONRAD LORI TR, PO BOX 4368, OCALA FL 34478-4368

VIOLATION(S):

Section 118-71 Tree removal permit required; exceptions

LOCATION: 2200blk OF NE 14TH ST

CASE NO: 2022_8537, OFFICER TRACY GILLYARD

CITY OF OCALA

VS.

SELPIEN DONALD, SELPIEN LISA A, 3935 NE 20TH ST, OCALA FL 34470-5053

VIOLATION(S):

Section 122-1193 Parking of trailers and commercial vehicles in residential districts; use of trailers and portable containers for storage purposes

LOCATION: 3935 NE 20TH ST

CASE NO: 2022_8532, OFFICER TRACY GILLYARD

CITY OF OCALA

VS.

MCALEAVEY SMITH TINA, SMITH HENRY D JR, 2024 NE 11TH PLACE, OCALA FL 34470-4785

VIOLATION(S):

Section 122-1193 Parking of trailers and commercial vehicles in residential districts; use of trailers and portable containers for storage purposes
Section 122-51 Building permit required

LOCATION: 2024 NE 11TH PL OCALA

OLD BUSINESS:

Consent agenda for Non-Compliance (MASSEY) Hearing

REQUEST FOR PETITION:

N/A

G	2022_8063	LETELLIER KATHLEEN A	1603 SE 7TH ST
H	2022_7438	HALO REALTY GROUP LLC	721 NE 2ND ST ALL UNITS
H	2022_8271	WILLIAMS LARRY	1117 NW MARTIN L KING AVE
H	2022_8416	NELSON ROSA O EST	719 NW 15TH AVE
H	2022_8022	CAMACHO GERARDO	800 BLOCK OF NW 9TH AVE
J	2022_8670	CRACKER BARREL OLD COUNTRY	3801 SW COLLEGE RD
J	2022_8264	SILVER SPRINGS EQUITIES LLC	4920 E SILVER SPRINGS BLVD
R	2022_8556	WASHINGTON HERMAN R EST	1335 SW 5TH ST
R	2022_8481	ALBRITTON DAVID JR & TINA R REV TR	1734 W SILVER SPRINGS BLVD
R	2022_7628	CHALKER KAREN K EST	205 SE 29TH AVE
T	2022_8266	BODEN JAMES A EST	2517 NE 16TH AVE
T	2022_7437	MILLARES KEVIN & TORRES OSCAR	1921 NW 12TH ST

DISCUSSION:

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

COMMENTS BY THE MUNICIPAL CODE ENFORCEMENT BOARD

ADJOURNMENT.