



# Municipal Code Enforcement Board

## MEETING INFORMATION

### Location:

Ocala City Hall  
Council Chamber, 2<sup>nd</sup> 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*

Laura, Lassitter  
*Code Enforcement Specialist*

## Agenda

# Thursday, February 9, 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 28<sup>th</sup> 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 9, 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\_8789, OFFICER GREGORY S ANDERSON**

**CITY OF OCALA**

**VS.**

**HOLDING POOLE MB LLC, C/O LESLI M POOLE (REGISTERED AGENT), 10335 NE HIGHWAY 314, SILVER SPRINGS FL  
34488-2356**

**VIOLATION(S):**

**Section 122-51**

**Building permit required!**

**LOCATION:**

**4215 SE 11TH PL**

**CASE NO: 2022\_8769, OFFICER HECTOR DELVALLE REYES**

**CITY OF OCALA**

**VS.**

**JONES ALMA LEE EST, 1224 NW 14TH ST, OCALA FL 34475-5036**

**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: 1224 NW 14TH ST**

**CASE NO: 2022\_8770, OFFICER HECTOR DELVALLE REYES**

**CITY OF OCALA**

**VS.**

**WALKER MAMIE, 1320 NW 15TH AVE, OCALA FL 34475-5028**

**VIOLATION(S):**

Section 82-51	Definitions
Section 82-51	Abandoned, neglected, inoperable or hazardous swimming pools and spas

**LOCATION: 1320 NW 15TH AVE**

**CASE NO: 2022\_8896, OFFICER HECTOR DELVALLE REYES**

**REPEAT VIOLATOR**

**CITY OF OCALA**

**VS.**

**MACK WILLIE MAE REV TRUST ET AL, MACK VIRLEAN, MACK VOYCE J MACK MIQUELL G TR, MACK TERRENCE J, THOMAS MARQUISHA M, 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

**LOCATION: 576 NW 2ND ST**

**CASE NO: 2022\_8755, OFFICER JENNIPHER BULLER**

**CITY OF OCALA**

**VS.**

**QSR 30 BUILDING LLC, 4515 LBJ FWY, DALLAS TX 75244-5905, AND QSR 30 BUILDING, LLC, PO BOX 59924, LEGAL DEPARTMENT, DALLAS, TX 75229-1924**

**VIOLATION(S):**

Section 34-91	Definitions
Section 34-95	Weeds; accumulations of trash or other unsightly or unsanitary matter!
Section 110-133	General construction and maintenance standards.

**LOCATION: 3490 W SILVER SPRINGS BLVD**

**CASE NO: 2022\_8759, OFFICER JENNIPHER BULLER**

**CITY OF OCALA**

**VS.**

**RKG4 LLC, 1623 SW 1ST ST, OCALA FL 34471, AND RENUKA KUCHAKULLA (REGISTERED AGENT), C/O RKG4 LLC, 1627 SW 1ST AVE., Suite 200, OCALA, FL 34471**

**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: 3600 W SILVER SPRINGS BLVD ALL UNITS | 3600 W SILVER SPRINGS BLVD UNIT 100 | 3600 W SILVER SPRINGS BLVD UNIT 200**

**CASE NO: 2022\_8806, OFFICER STEPHANI SMITH**

**CITY OF OCALA**

**VS.**

**STEDDOM MARY EST, 210 SE 15TH AVE, OCALA FL 34471-2440, AND BANK OF AMERICA, N.A., 11120 NE 33RD PLACE, SUITE 200, BELLVUE, WA 98004**

**VIOLATION(S):**

Section 82-151	Standard Housing Code adopted!
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**LOCATION: 210 SE 15TH AVE**

**CASE NO: 2022\_8786, OFFICER STEPHANI SMITH**

CITY OF OCALA  
VS.  
CGMK OF OCALA LLC, 18 S MAGNOLIA AVE, OCALA FL 34471-1151

**VIOLATION(S):**  
Section 122-51                      Building permit required

**LOCATION:**                              18 S MAGNOLIA AVE | 20 S MAGNOLIA AVE

**CASE NO: 2022\_8704, OFFICER TRACY GILLYARD**

CITY OF OCALA  
VS.  
GONZALEZ ANGEL, GONZALEZ GUADALUPE, 1876 NE 40TH CIR, OCALA FL 34470-5040

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

**LOCATION:**  
  
1876 NE 40TH CIR

**CASE NO: 2022\_8800, OFFICER TRACY GILLYARD**

CITY OF OCALA  
VS.  
ACOSTA ALVAREZ KISANI, 4421 NE 8TH ST, OCALA FL 34470-8145

**VIOLATION(S):**  
Section 122-1193                      Parking of trailers and commercial vehicles in residential districts; use of trailers and portable containers  
Section 34-121                      for storage purposes  
Section 34-122                      Definitions  
Section 34-91                      Abandoned or derelict vehicles  
Section 34-95                      Definitions  
Weeds; accumulations of trash or other unsightly or unsanitary matter

**LOCATION:**                              4421 NE 8TH ST

**CASE NO: 2022\_8782, OFFICER TRACY GILLYARD**

CITY OF OCALA  
VS.  
WYOMINA PARK BAPTIST CHURCH OF OCALA FL, 1411 NE 14TH ST, OCALA FL 34470-4639, , BALDWIN, SHARON  
(REGISTERED AGENT), 3660 N.W. 56TH ST., OCALA, FL 34475

**VIOLATION(S):**  
Section 82-151                      Standard Housing Code adopted

**LOCATION:**                              1434 NE 15TH AVE

CITY OF OCALA

VS.

MECCA 20/20 INCORPORATED, C/O TYLER ROBERT (REGISTERED AGENT), 3300 SW 129TH LOOP, OCALA FL 34473-7965

**VIOLATION(S):**

Section 118-71

Tree removal permit required; exceptions

**LOCATION:**

2007 NE 8TH RD

**OLD BUSINESS:**  
**REQUEST FOR PETITION:**

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

G	2022_8780	UB II SITEL LLC	1417 N MAGNOLIA AVE
H	2022_8580	WILLIAMS RUBY J EST	1509 NW 20TH AVE
H	2022_8594	FLORIDA LAND TRUST JOCALBRO INC	905 NW 5TH ST
H	2022_8750	FREDERICK BRIAN THOMAS	1900 NW 24TH AVE
H	2022_8147	VISDMIT LLC	990 NW MARTIN L KING AVE
H	2022_8496	POWELL ANTONIO	VACANT LOT "22117-000-00"
H	2022_8296	BROWN DANIEL O	1020 NW 8TH ST
H	2022_8478	MACK WILLIE MAE REV TRUST	1002 NW 20TH AVE
H	2022_8477	GRAHAM RUTHER MAE EST	1100 BLOCK OF NW 20TH AVE
J	2022_8591	OCALA INVESTMENTS TWO LLC	1642 S PINE AVE
J	2021_7097	THE KATE D MAYE REV TRUST	509 SE TUSCAWILLA AVE
R	2022_8545	WEST TERRA	1700 BLK SW 1ST ST
T	2022_8489	LEONARD DANTE J	3841 NE 21ST ST
T	2022_8537	SELPIEN DONALD	3935 NE 20TH ST

## **DISCUSSION:**

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

**COMMENTS BY THE MUNICIPAL CODE ENFORCEMENT BOARD**

**ADJOURNMENT.**