



CITY OF OCALA

CODE ENFORCEMENT DIVISION

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

352-629-8309

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
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, March 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 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
MARCH 9, 2023**

AGENDA

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

PROOF OF PUBLICATION #:

PUBLISHED -

APPROVAL OF MINUTES

SWEAR IN OFFICERS

NEW BUSINESS:

CASE NO: 2022_8876, OFFICER ROBERT MOORE

CITY OF OCALA

VS.

MONROE MARY LOUISE EST, 336 SW MARTIN LUTHER KING JR AVE, OCALA FL 34471-1444

VIOLATION(S):

Section 34-91

Definitions

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

LOCATION:

336 SW MARTIN L KING AVE

CASE NO: 2022_8877, OFFICER ROBERT MOORE

CITY OF OCALA

VS.

HOME DREAM VENTURES LLC, PO BOX 1965, MATTHEWS NC 28106-1965

VIOLATION(S):

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

LOCATION: 328 SW MARTIN L KING AVE

CASE NO: 2022_8808, OFFICER TRACY GILLYARD

CITY OF OCALA

VS.

K4 VENTURES INC, C/O KURTZ, JON M (REGISTERED AGENT), 1720 S.W. 55TH LANE, OCALA, FL 34471

VIOLATION(S):

Section 122-51 Building permit required

LOCATION: 2505 NE 3RD ST | 2507 NE 3RD ST | 2509 NE 3RD ST | 2511 NE 3RD ST | 2513 NE 3RD ST | 2513 NE 3RD ST UNIT A | 2515 NE 3RD ST

CASE NO: 2022_8853, OFFICER TRACY GILLYARD

CITY OF OCALA

VS.

ATHERTON SAMANTHA LYN, 829 NE 14TH AVE, OCALA FL 34470-6066

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

LOCATION: 829 NE 14TH AVE

OLD BUSINESS:
REQUEST FOR PETITION:

CASE NO: COM18_0410, OFFICER JENNIPHER BULLER **REPEAT VIOLATOR**

**CITY OF OCALA
VS.**

MICHAEL A HARRIS, 12355 SE 104TH TER, BELLEVIEW FL, 34420-6928

VIOLATION(S):

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

LOCATION: 925 SE 13TH ST

CASE NO: COM16_1437, OFFICER JENNIPHER BULLER

**CITY OF OCALA
VS.**

MICHAEL A HARRIS, 12355 SE 104TH TER, BELLEVIEW FL, 34420-6928

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 34-141 Definitions
- Section 34-142 Registration of Property by mortgagees holding mortgages in default
- Section 34-143 Maintenance requirements
- Section 34-144 Security Requirements
- Section 34-145 Local Contact person and local property manager; posting
- Section 82-181 Definitions
- Section 82-182 Dangerous building declared nuisance; abatement required: time limits
- Section 82-184 Standards for ordering repair, vacation or demolition
- Section 82-3 Barbed wire, electrified fences, razor wire and fences/walls
- Section 82-511 Definitions
- Section 82-512 Pool Barrier Required
- Section 82-513 Pool Barrier Specifications
- Section 82-517 Abandoned, neglected, inoperable or hazardous swimming pools and spas
- Section 122-51 Building Permit Required

LOCATION: 925 SE 13TH ST

CASE NO: COM15_2150, OFFICER JENNIPHER BULLER

CITY OF OCALA VS.

MICHAEL A HARRIS, 12355 SE 104TH TER, BELLEVIEW FL, 34420-6928

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: 925 SE 13TH ST

CASE NO: 2019_1971, OFFICER JENNIPHER BULLER

CITY OF OCALA

VS.

MICHAEL A HARRIS, 12355 SE 104TH TER, BELLEVIEW FL, 34420-6928

VIOLATION(S):

Section 34-91

Definitions

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

LOCATION:

925 SE 13TH ST

CASE NO: 2021_6944, OFFICER JENNIPHER BULLER

REPEAT VIOLATOR

CITY OF OCALA

VS.

HARRIS MICHAEL A, 12355 SE 104TH TER, BELLEVIEW FL 34420-6928

VIOLATION(S):

Section 34-91

Definitions

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

LOCATION:

925 SE 13TH ST

CASE NO: 2020_5605, OFFICER JENNIPHER BULLER

REPEAT VIOLATOR

CITY OF OCALA

VS.

HARRIS MICHAEL A, 12355 SE 104TH TER, BELLEVIEW FL 34420-6928

VIOLATION(S):

Section 34-91

Definitions

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

LOCATION:

925 SE 13TH ST

CASE NO: COM09_0713, OFFICER ROBERT MOORE

CITY OF OCALA

VS.

FREDDIE LEE PERKINS & ORA T. GLOVER, 3387 W SILVER SPINGS BLVD LOT #1, OCALA FL 34475

VIOLATION(S):

Section 34-91

Definitions

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

Section 82-181

Definitions

Section 82-182

Dangerous buildings declared nuisance; abatement required: time limits

LOCATION:

1106 SW 3RD ST

CITY OF OCALA

VS.

FREDDIE LEE PERKINS & ORA T. GLOVER, 3387 W SILVER SPINGS BLVD LOT #1, OCALA FL 34475

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
Section 82-442	Implementation and enforcement of numbering system; master map
Section 82-443	Display of building numbers

LOCATION: 1106 SW 3RD ST

CITY OF OCALA

VS.

SERNA ALICE F, 1823 NW 27TH ST, OCALA FL 34475-4222

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: 1823 NW 27TH ST

Consent agenda for Non-Compliance (MASSEY) Hearing

H	2022_7925	DFK INVESTMENTS HOLDING INC	1700 BLK OF NW 8TH AVE
H	2022_7438	HALO REALTY GROUP LLC	721 NE 2ND ST ALL UNITS
H	2022_8769	JONES ALMA LEE EST	1224 NW 14TH ST
H	2022_8770	WALKER MAMIE	1320 NW 15TH AVE
J	2021_7097	THE KATE D MAYE REV TRUST	509 SE TUSCAWILLA AVE
J	2022_8759	RKG4 LLC	3600 W SILVER SPRINGS BLVD
J	2022_8755	QSR 30 BUILDING LLC	3490 W SILVER SPRINGS BLVD
S	2022_8806	STEDDOM MARY EST	210 SE 15TH AVE
T	2022_8800	ACOSTA ALVAREZ KISANI	4421 NE 8TH ST
T	2022_8782	WYOMINA PARK BAPTIST CHURCH OF OCALA FL	1434 NE 15TH AVE
T	2022_8489	DANTE J LEONARD	3841 NE 21ST ST

DISCUSSION:

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

COMMENTS BY THE MUNICIPAL CODE ENFORCEMENT BOARD

ADJOURNMENT.