



## 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, 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*

Lisa Singleton,  
*Code Enforcement Specialist*

## Agenda

### Thursday, April 13, 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  
APRIL 13, 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\_8031, OFFICER HECTOR DELVALLE REYES**

**CITY OF OCALA**

**VS.**

**GUZMAN DIANE, 812 N BROAD ST, PHILADELPHIA PA 19130-2235**

**VIOLATION(S):**

Section 82-151

Standard Housing Code adopted

**LOCATION:**

**323 NW 26TH ST**

**CASE NO: 2023\_9078, OFFICER HECTOR DELVALLE REYES**

**CITY OF OCALA**

**VS.**

**BACK TO BASIC HOLDINGS LLC, DUGGAN, JOHN WJR (REGISTERED AGENT), 4211 NW BLITCHTON RD, OCALA FL 34482-4058**

**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 82-3	Barbed wire, electrified fences, razor wire and fences/walls
Section 34-91	Definitions
Section 34-95	Weeds; accumulations of trash or other unsightly or unsanitary matter

**LOCATION: 2222 NW OLD BLITCHTON RD**

**CASE NO: 2023\_9193, OFFICER HECTOR DELVALLE REYES**

**REPEAT VIOLATOR**

**CITY OF OCALA**

**VS.**

**WILLIAMS LARRY, PO BOX 013221, MIAMI FL 33101-3221**

**VIOLATION(S):**

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

**LOCATION: 1500blk of NW 12 ST**

**CASE NO: 2022\_8527, OFFICER HECTOR DELVALLE REYES**

**CITY OF OCALA**

**VS.**

**THEARD LEONEL, 2716 NW 18TH AVE, OCALA FL 34475-4241**

**VIOLATION(S):**

Section 122-51	Building permit required
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**LOCATION: 521 NW 10TH AVE**

**CASE NO: 2022\_8624, OFFICER HECTOR DELVALLE REYES**

**CITY OF OCALA**

**VS.**

**DBK EQUITIES LLC, KANKE, DENISE B (REGISTERED AGENT), 25 NW 127TH CT, OCALA FL 34482-6911**

**VIOLATION(S):**

Section 82-181	Definition
Section 82-182	Dangerous buildings declared nuisance; abatement required; time limits
Section 82-183	Unsafe electrical conditions, authority to discontinue electrical service
Section 82-184	Standards for ordering repair, vacation or demolition

**LOCATION: 467 NW 18TH AVE**

**CASE NO: 2022\_8711, OFFICER HECTOR DELVALLE REYES**

**CITY OF OCALA**

**VS.**

**CASTELLO DI SANTA LUCIA DEL MELA LLC, 2150 NW MARTIN L KING AVE, OCALA FL 34475**

**VIOLATION(S):**

Section 122-51	Building permit required
Section 122-219	Conformance with approved plan; changes to approved plan; certification of compliance; maintenance of improvements.

**LOCATION: 2150 NW MARTIN L KING AVE**

**CASE NO: 2022\_8787, OFFICER HECTOR DELVALLE REYES**

**CITY OF OCALA**

**VS.**

**MULKEY SANDRA Y, MULKEY NATHANIEL, 324 NE 26TH AVE, OCALA FL 34470-7022**

**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 82-181	Definition
Section 82-182	Dangerous buildings declared nuisance; abatement required; time limits
Section 82-184	Standards for ordering repair, vacation or demolition

**LOCATION: 1113 NW 8TH AVE**

**CASE NO: 2023\_9199, OFFICER JENNIPHER BULLER**

**CITY OF OCALA**

**VS.**

**POP FLORIDA PROPERTIES LLC, 3318 FOREST LN STE 200, DALLAS TX 75234, AND QSR 30 BUILDING, LLC, P.O. BOX 59924, DALLAS, TX 75229**

**VIOLATION(S):**

Section 102-308                      Illicit discharge prohibitions and exceptions

**LOCATION:                                3490 W SILVER SPRINGS BLVD**

**CASE NO: 2022\_9050, OFFICER JENNIPHER BULLER**

**CITY OF OCALA**

**VS.**

**COLE FD PORTFOLIO III LLC, C/O FAMILY DOLLAR STORE #28593, 500 VOLVO PARKWAY, CHESAPEAKE VA 23320, AND COLE FD PORTFOLIO III, LLC, 2325 E CAMELBACK ROAD, 9th FLOOR, PHOENIX AZ 85016, AND FAMILY DOLLAR STORE #28593, 3660 SE MARICAMP RD, OCALA FL 34480**

**VIOLATION(S):**

Section 54-8                              Prohibited acts  
Section 122-219                        Conformance with approved plan; changes to approved plan; certification of compliance; maintenance of improvements.  
Section 34-91                            Definitions  
Section 34-95                            Weeds; accumulations of trash or other unsightly or unsanitary matter

**LOCATION:                                3660 SE MARICAMP RD**

**CASE NO: 2022\_8956, OFFICER ROBERT MOORE**

**CITY OF OCALA**

**VS.**

**PADILLA JUDITH, PADILLA J JESUS, 19840 SW 119TH AVE, MIAMI FL 33177-4330**

**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:                                215 SW 11TH AVE**

**CITY OF OCALA**

**VS.**

**LEE CHARLIE MAE EST, C/O DEBRA AND RITA LEE, 1035 NE 13TH ST, OCALA FL 34470-5409**

**VIOLATION(S):**

Section 122-332	Permitted Uses (R-2)
Section 34-121	Definitions
Section 34-122	Abandoned or derelict vehicles

**LOCATION: 1832 NW 3RD ST**

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

**CITY OF OCALA**

**VS.**

**HAMPTON GWENDOLYN, HAMPTON RONALD M SR,**

**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 82-3	Barbed wire, electrified fences, razor wire and fences/walls

**LOCATION: 2646 W SILVER SPRINGS BLVD**

**CITY OF OCALA**

**VS.**

**HAMPTON GWENDOLYN, HAMPTON RONALD M SR,**

**VIOLATION(S):**

Section 82-511	Definitions
Section 82-512	Barrier required
Section 82-517	Abandoned, neglected, inoperable or hazardous swimming pools and spas

**LOCATION: 2646 W SILVER SPRINGS BLVD**

**SMITH**

**CITY OF OCALA**

**VS.**

**RAMON OSSIEL DIAZ, PACHECO ANAHY**

**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: 1735 SW 1ST ST**

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

H	2022_7559	BROWN PATSY/ DANIELS MARY LOUISE ET AL	717 NW 13TH AVE
H	2022_7438	HALO REALTY GROUP LLC	721 NE 2ND ST
H	2022_8769	JONES ALMA LEE EST	1224 SW 14TH ST
R	2022_8876	MONROE MARY	336 SW MARTIN KING AVE
R	2022_8877	HOME DREAM VENTURES LLC	328 SW MARTIN L KING AVE
T	2022_8853	ATHERON SAMANTHA LYN	829 NE 14TH AVE

**DISCUSSION:**

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

**COMMENTS BY THE MUNICIPAL CODE ENFORCEMENT BOARD**

**ADJOURNMENT.**