



# 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:

**5:30P.M**

### Board Members:

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

### Board Attorney:

*Christopher Anderson, City Attorney*

### Staff:

Dale Hollingsworth  
*Manager, Code Enforcement*

Jennifer Buller  
*Senior Code Officer*

*Yvette Grillo,*  
*Code Enforcement Specialist*

*Yiovanni Santiago,*  
*Code Enforcement Specialist*

## Agenda

### Thursday, January 11, 2024

#### **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  
JANUARY 11, 2024**

**AGENDA**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**PROOF OF PUBLICATION #:**

**PUBLISHED -**

**APPROVAL OF MINUTES**

**SWEAR IN OFFICERS**

**NEW BUSINESS:**

**CASE NO: 2023\_10152, OFFICER HECTOR DELVALLE REYES**

**CITY OF OCALA**

**VS.**

**PS FLORIDA ONE INC, 701 WESTERN AVE, GLENDALE CA 91201-2349**

**VIOLATION(S):**

**LOCATION:**

**CASE NO: 2023\_10202, OFFICER HECTOR DELVALLE REYES**

**CITY OF OCALA**

**VS.**

**VIOLATION(S):**

**LOCATION:**

**CASE NO: 2023\_9962, OFFICER HECTOR DELVALLE REYES**

CITY OF OCALA

VS.

RACETRAC INC, C/O PROPERTY TAX DEPT, 200 GALLERIA PKWY SE STE 900, ATLANTA GA 30339-5945

VIOLATION(S):

LOCATION:

**CASE NO: 2023\_10281, OFFICER JENNIPHER BULLER**

CITY OF OCALA

VS.

REYNOLDS KENESHA L, 2850 SE 8TH ST, OCALA FL 34471-2764

VIOLATION(S):

LOCATION:

**CASE NO: 2023\_10343, OFFICER JENNIPHER BULLER**

CITY OF OCALA

VS.

MOZELL SUSIE S, MOZELL SUSIE S ET AL, SCOTT MACK CHRISTINE, MAXWELL LEDORA THOMAS SCOTT, PO BOX 607184, ORLANDO FL 32860-7184

VIOLATION(S):

LOCATION:

**CASE NO: 2023\_10336, OFFICER JENNIPHER BULLER**

CITY OF OCALA

VS.

MOZELL SUSIE S, SCOTT MACK CHRISTINE, MOZELL SUSIE S ET AL, MAXWELL LEDORA THOMAS SCOTT, PO BOX 607184, ORLANDO FL 32860-7184

VIOLATION(S):

LOCATION:

**CASE NO: 2023\_10269, OFFICER STEPHANI SMITH**

CITY OF OCALA  
VS.

VIOLATION(S):

LOCATION:

**CASE NO: 2023\_10361, OFFICER STEPHANI SMITH**

CITY OF OCALA  
VS.

YANG WEIHUA WADE, 2467 BARONSMEDE CT, WINTER GARDEN FL 34787-4680

VIOLATION(S):

LOCATION:

**CASE NO: 2023\_10378, OFFICER STEPHANI SMITH**

CITY OF OCALA  
VS.

WARDEN CHRISTOPHER L EST, 3007 DOTTI DR, PHENIX CITY AL 36870-8663

VIOLATION(S):

LOCATION:

**CASE NO: 2023\_10228, OFFICER STEPHANI SMITH**

CITY OF OCALA  
VS.

AYALA MANUEL EST, 208 NE 37TH CT, OCALA FL 34470-1338, AND REVERSE MORTGAGE FUNDING LLC, C/O MAUREEN BOLUS, 12220 13 MILE RD #100, WARREN, MI 48093, AND REVERSE MORTGAGE FUNDING LLC, C/O CELINK, 3900 CAPITAL CITY BLVD, LANGSING, MI 48906

VIOLATION(S):

LOCATION:

**REQUEST FOR PETITION:**

CITY OF OCALA  
VS.

VIOLATION(S):

LOCATION:

CITY OF OCALA  
VS.

VIOLATION(S):

LOCATION:

## **OLD BUSINESS:**

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

- 2023\_10275 SMITH LOUISE EST, PO BOX 854, OCALA FL 34478-0854
- 2023\_10143 ATKINSON JOHN W, 4795 NW 68TH ST, OCALA FL 34482-2239
- 2023\_9994 KHAN SHAMEEZA, 4374 RICHARDSON AVE, BRONX NY 10466-1406 SITUS ADDRESS NOT ASSIGNED
- 2023\_9885 INVESTORS LANDS HOLDINGS OF OCALA LLC, KRISHNAMURTHY NARENDRA, SANGU YOJANA RANI, C/O SHAHID IMRAN (REGISTERED AGENT), 2515 LIBERTY PARK DR STE 1403, CAPE CORAL FL 33909-3706
- 2023\_10285 RAMDEO SHELDON, RAMDEO RAJMANI, 2701 GARRETT NICHOLAS LP, KISSIMMEE FL 34746-3594
- 2023\_10276 DENTON II LLC, POLITANO, JONATHAN R (REGISTERED AGENT), 18305 BISCAYNE BLVD STE 400, AVENTURA FL 33160-2172
- 2023\_9672 FORT KING VILLAS CONDOMINIUM ASSOCIATION, AS DESC IN, OR 1166/841, AND FORT KING VILLAS LLC, C/O RANCE KAY (REGISTERED AGENT), 407 S MAGNOLIA AVE, OCALA FL 34471-1161 1300 BLOCK E FT KING ST
- 2023\_9560 PARK QWIK KING FOOD STORES LLC, C/O BIPINKUMAR PATEL (REGISTERED AGENT), 616 SE 47TH LOOP, OCALA FL 34480-4774, AND PARK QWIK KING FOOD STORES LLC, 2400 SE 36TH AVENUE, UNIT C, OCALA, FL 34471
- 2022\_8474 MARION RENTALS LLC, 809 NE 25TH AVE, OCALA FL 34470-6319, AND MARION RENTALS LLC, C/O SETH P MCBRIDE (REGISTERED AGENT), 8440 SE 21st AVE, OCALA FL 34480 315 SE WATULA AVE OCALA
- 2023\_10332 SP SM APARTMENTS LLC, 31899 DEL OBISPO ST STE 150, SAN JUAN CAPISTRANO CA 92675-3244
- 2023\_10283 PARDEE ASA T, 643 SE 29TH AVE, OCALA FL 34471-2733, AND Tenant(s), 3500 SW 25th ST, Ocala, FL 34474
- 2023\_10240 TOBIN SALLY ANN TRUST, PO BOX 1346, OCALA FL 34478-1346

## **DISCUSSION:**

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

**COMMENTS BY THE MUNICIPAL CODE ENFORCEMENT BOARD**

**ADJOURNMENT.**