



CITY OF OCALA

CODE ENFORCEMENT DIVISION

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

352-629-8309

**DRAFT**

# 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:

5:30 PM

### Board Members:

Michael Gartner, Chair  
Michael Kroitor, Vice Chair  
Shirley Wright, Member  
Kevin Steiner, Member  
Darrell O'Kain, Alternate  
Eddie Ferrentino, Alternate

### Board Attorney:

Christopher A. Anderson  
*Attorney for Code Board*

### Staff:

Dale Hollingsworth  
*Manager, Code Enforcement*

Jennifer Buller  
*Senior Code Officer*

Yvette Grillo  
*Code Enforcement Specialist  
Committee Secretary*

Yiovanni Santiago,  
*Code Enforcement Specialist*

## Agenda

# Thursday, February 8, 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  
FEBRUARY 8, 2024**

**AGENDA**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**PROOF OF PUBLICATION#:**

**PUBLISHED:**

**APPROVAL OF MINUTES SWEAR IN OFFICERS**

**NEW BUSINESS:**

**CASE NO: 2023\_10372, OFFICER ALEXZANY RODRIGUEZ**

**REPEAT VIOLATOR**

**CITY OF OCALA  
VS.**

**EUGENIA ROCKWELL EST, C/O JOSEPH HAWTER**

**VIOLATION(S):**

Section 34-95  
Section 34-122

Weeds; accumulations of trash or other unsightly or unsanitary matter  
Abandoned or derelict vehicles

**LOCATION:**

**802 NE 26<sup>TH</sup> TER**

**CASE NO: 2023\_10397, OFFICER JENNIPHER BULLER**

CITY OF OCALA  
VS.

**FLORIDA LAND TRUST  
JOE C. BROWN TR**

VIOLATION(S):

|                |   |
|----------------|---|
| Section 34-95  | Weeds; accumulations of trash or other unsightly or unsanitary matter |
| Section 34-122 | Abandoned or derelict vehicles  |
| Section 82-151 | Standard Housing Code adopted   |
| Section 82-3   | Barbed wire, electrified fences, razor wire and fences/walls          |

**LOCATION: 418 NW 10<sup>TH</sup> AVE**

**CASE NO: 2023\_10376, OFFICER ROBERT MOORE**

CITY OF OCALA  
VS.

**CHUL WON LEE**

VIOLATION(S):

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

**LOCATION: 800 BLK NW 4<sup>TH</sup> ST**

**CASE NO: 2023\_10377, OFFICER ROBERT MOORE**

CITY OF OCALA  
VS.

**LANNIE B. HILLARD EST**

VIOLATION(S):

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

**LOCATION: 500 BLK NW 7<sup>TH</sup> AVE**

CITY OF OCALA  
VS.

RICHARD L. WALTERS

VIOLATION(S):

SECTION 34-95 Weeds; accumulations of trash or other unsightly or unsanitary matter

LOCATION: 2120 NE 46<sup>TH</sup> AVE

**REQUEST FOR PETITION:**

CITY OF OCALA  
VS.

SHANGRI LA PARTNERS LLC, C/O KRUPNICK, WILLIAM (REGISTERED AGENT)

VIOLATION(S):

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: 3900 BLOCK W SILVER SPRINGS BLVD

# **OLD BUSINESS**

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

|            |                         |   |
|------------|-------------------------|---|
| 2023_9070  | RAISE INVESTMENT LLC    | 4540 SE 8 <sup>TH</sup> ST                              |
| 2023_9179  | CLINTON, NICOLE         | 732 SE 12 <sup>TH</sup> ST / 738 SE 12 <sup>TH</sup> ST |
| 2023_9838  | CC OCALA JOINT VENTURE  | 2701 SW COLLEGE RD                                      |
| 2023_9962  | RACETRAC INC            | 3535 W SILVER SPRINGS BLVD                              |
| 2023_10152 | PS FLORIDA ONE INC      | 2110 NE 36 <sup>TH</sup> AVE                            |
| 2023_10269 | SEUNTJENS, CAROL LOUISE | 613 SE 10 <sup>TH</sup> ST                              |
| 2023_10336 | MOZELL, SUSIE ET AL     | 424 NW 10 <sup>TH</sup> AVE                             |
| 2023_10361 | YANG, WEIHUA WADE       | 1776 NE 17 <sup>TH</sup> ST                             |
| 2023_10378 | WARDEN, CHRISTOPHER EST | 1522 NE 21 <sup>ST</sup> ST                             |

## **DISCUSSION:**

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

**COMMENTS BY THE MUNICIPAL CODE ENFORCEMENT BOARD**

**ADJOURNMENT**