



CITY OF OCALA

CODE ENFORCEMENT DIVISION

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

352-629-CITY (2488)

DRAFT

**CODE ENFORCEMENT SPECIAL MAGISTRATE
ADMINISTRATIVE HEARING DOCKET**

HEARING INFORMATION

Location:

City Council Chamber
2nd Floor
110 SE Watula Avenue
Ocala, Florida 34471

Time:

9:00AM

**Code Enforcement
Special Magistrate:**

Thomas J. Dobbins

Staff:

James Pogue
Manager, Code Enforcement

Yiovanni Santiago,
Code Enforcement Specialist

Gabriela Solano,
Code Enforcement Specialist

Wednesday, March 31, 2021

WELCOME,

On behalf of the Municipal Code Enforcement Special Magistrate and Staff, we would like to take this opportunity to welcome you to these proceedings and provide you with some information concerning this hearing.

The Municipal Code Enforcement Special Magistrate 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 Municipal Code Enforcement Special Magistrate is empowered to examine City of Ocala Code of Ordinance violations. The Municipal Code Enforcement Special Magistrate Hearing works in a fashion similar to a judicial process, cases are presented from the docket, testimony and evidence is presented, and The Municipal Code Enforcement Special Magistrate makes a ruling. The Municipal Code Enforcement Special Magistrate 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 The Municipal Code Enforcement Special Magistrate 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 Municipal Code Enforcement Special Magistrate. 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 Municipal Code Enforcement Special Magistrate 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.

**CODE ENFORCEMENT SPECIAL MAGISTRATE ADMINISTRATIVE HEARING
CITY COUNCIL CHAMBER, 2ND FLOOR
110 SE WATULA AVENUE, OCALA FL
MARCH 31, 2021
9:00AM**

DOCKET

CALL TO ORDER BY MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE

ORDER OF BUSINESS: ANY ADDITIONS/DELETIONS FROM THE AGENDA

PROOF OF PUBLICATION #: PUBLISHED -

SWEAR IN OFFICERS

COMPLIED CASES OR STIPULATION CASES

NEW BUSINESS:

CASE NO: 2021_6332, OFFICER CURTIS W SMITH

CITY OF OCALA

VS.

LLOYD D CHARLES, AUSTIN LLOYD ALTHEA, 6188 NE 57TH PL, SILVER SPRINGS FL 34488-1219

VIOLATION(S):

Section 34-91

Definitions

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

LOCATION:

100 BLOCK OF SW 5TH AVE

CASE NO: 2021_6297, OFFICER CURTIS W SMITH

CITY OF OCALA

VS.

MARION COUNTY HOSPITAL DISTRICT, C/O ADVENT HEALTH ATN: REAL ESTATE/CLO, 14055 RIVEREDGE DR STE 250, TAMPA FL 33637-2141, AND MARION COUNTY HOSPITAL DISTRICT, P.O. BOX 6000, OCALA, FL 34478

VIOLATION(S):

Section 34-91

Definitions

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

LOCATION:

1500 Block of SW 6th Ave

CASE NO: 2020_6110, OFFICER CURTIS W SMITH

CITY OF OCALA

VS.

JK CALIFORNIA PROPERTIES LLC, 603 WASHINGTON ST, SANTA CRUZ CA 95060-4328

VIOLATION(S):

Section 82-151

Standard Housing Code adopted

LOCATION:

3910 SE 17TH AVE ALL UNITS OCALA | 3910 SE 17TH AVE UNIT 1 OCALA | 3910 SE 17TH AVE UNIT 2 OCALA | 3910 SE 17TH AVE UNIT 3 OCALA | 3910 SE 17TH AVE UNIT 4 OCALA | 3910 SE 17TH AVE UNIT 5 OCALA | 3910 SE 17TH AVE UNIT 6 OCALA | 3910 SE 17TH AVE UNIT 7 OCALA | 3910 SE 17TH AVE ALL UNITS OCALA | 3910 SE 17TH AVE UNIT 1 OCALA | 3910 SE 17TH AVE UNIT 2 OCALA | 3910 SE 17TH AVE UNIT 3 OCALA | 3910 SE 17TH AVE UNIT 4 OCALA | 3910 SE 17TH AVE UNIT 5 OCALA | 3910 SE 17TH AVE UNIT 6 OCALA | 3910 SE 17TH AVE UNIT 7 OCALA

CASE NO: 2021_6254, OFFICER HECTOR DELVALLE REYES

CITY OF OCALA

VS.

BROWN GREGORY, BROWN DENISE, 4177 N ORANGE BLOSSOM TRAIL UNIT 406, ORLANDO FL 32804-2787

VIOLATION(S):

Section 34-91

Definitions

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

LOCATION:

600 Block of NW 6th Ave & NW 28th St

CASE NO: 2021_6388, OFFICER JENNIPHER BULLER

CITY OF OCALA

VS.

GOULET RICHARD, GOULET STEPHANI, 1873 NW 85TH LOOP, OCALA FL 34475-1677

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

LOCATION: 1009 SE 24TH ST OCALA

CASE NO: 2021_6272, OFFICER JENNIPHER BULLER

CITY OF OCALA

VS.

SHAFFER RUTHANN M EST, C/O LAURA STILL PER REP, 2429 NE 21ST TER, OCALA FL 34470-3833

VIOLATION(S):

Section 82-511	Definitions
Section 82-513	Specifications
Section 82-517	Abandoned, neglected, inoperable or hazardous swimming pools and spas
Section 34-32	Water collections

LOCATION: 2429 NE 21ST TER OCALA

CASE NO: 2021_6188, OFFICER JENNIPHER BULLER

CITY OF OCALA

VS.

3741 SILVER SPRINGS LLC, C/O VIP BUSINESS CONSULTING LLC (REGISTERED AGENT), VITOR J BIDART (REGISTERED AGENT), 6499 POWERLINE RD STE 101, FT LAUDERDALE FL 33309

VIOLATION(S):

Section 34-91	Definitions
Section 34-95	Weeds; accumulations of trash or other unsightly or unsanitary matter
Section 34-146	Vacant commercial structures
Section 110-3	Definitions
Section 110-31	Removal of prohibited or abandoned signs
Section 82-3	Barbed wire, electrified fences, razor wire and fences/walls

LOCATION: 3741 E SILVER SPRINGS BLVD OCALA | 3743 E SILVER SPRINGS BLVD OCALA | 3749 E SILVER SPRINGS BLVD OCALA | 3753 E SILVER SPRINGS BLVD OCALA

CITY OF OCALA

VS.

ALL DREAMS REALTY LLC, C/O VIP BUSINESS CONSULTING, LLC (REGISTERED AGENT), VITOR J BIDART (REGISTERED AGENT), 6499 POWERLINE RD STE 101, FT LAUDERDALE FL 33309

VIOLATION(S):

Section 34-146	Vacant commercial structures
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: 3711 E SILVER SPRINGS BLVD OCALA

CITY OF OCALA

VS.

WENK STEVEN RICHARD, 715 SE 31ST TER, OCALA FL 34471-2812

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 82-3	Barbed wire, electrified fences, razor wire and fences/walls
Section 82-511	Definitions
Section 82-512	Barrier required
Section 82-513	Specifications
Section 82-517	Abandoned, neglected, inoperable or hazardous swimming pools and spas

LOCATION: 715 SE 31ST TER OCALA

CASE NO: 2021_6330, OFFICER TRACY GILLYARD

CITY OF OCALA

VS.

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

VIOLATION(S):

Section 34-121 Definitions
Section 34-122 Abandoned or derelict vehicles

LOCATION: 1832 NW 28TH ST OCALA

CASE NO: 2021_6348, OFFICER TRACY GILLYARD

CITY OF OCALA

VS.

BANKS ROSA EST, BROWN EARSEL, NEWMONES KEENA, 9969 SW 38TH TERR, OCALA FL 34476

VIOLATION(S):

Section 122-51 Building permit required

LOCATION: 346 NW MARTIN L KING AVE OCALA

CASE NO: 2021_6300, OFFICER TRACY GILLYARD

CITY OF OCALA

VS.

REALTY INCOME PROPERTIES 13 LLC, C/O FAMILY DOLLAR STORES DEPT 300 STORE #28413, 500 VOLVO PARKWAY, CHESAPEAKE VA 23320-1604

VIOLATION(S):

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

LOCATION: 2370 NW 45TH TER OCALA

CASE NO: 2021_6423, OFFICER TRACY GILLYARD

REPEAT VIOLATOR

CITY OF OCALA

VS.

TERRA MAR WASTE LAND LLC, PO BOX 65417, ORANGE PARK FL 32065-0007

VIOLATION(S):

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

LOCATION: 423 NW 12TH AVE OCALA

REQUEST FOR PETITION:

CASE NO: 2019_1894, OFFICER JENNIPHER BULLER

PETITION

CITY OF OCALA

VS.

THE DOROTHY A RITTERHOFF TRUST C/O DAVID RITTERHOFF & ELIZABETH NOBLE PER REP, 910 SE 5TH ST APT 12,
OCALA FL 34471-2366

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 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

LOCATION:

910 SE 5TH STREET

OLD BUSINESS:

Consent agenda for Non-Compliance (MASSEY) Hearing

2020_6162	PXR PARTNERS LLC	1920 SW 7TH PL
2020_6174	PARDEE ASA	3500 SW 25TH ST
2020_6149	PBS GROUP	3620 W SILVER SPRINGS BLVD
2020_6140	YUSUF OLAYEMI	4218 SE 14TH PL
2020_5315	NEW INVESTMENTS OPPORTUNITIES	1963 NW 2ND ST ALL UNITS
2021_6176	BOOZER JAMES	400 BLK NW 1ST AVE
2021_6231	ROBINSON ELIJAH EST	616 NW 2ND ST
2021_6229	ALLEN BONITA	609 W SILVER SPRINGS BLVD
2021_6228	SALMON ADRIANA	617 W SILVER SPRINGS BLVD
2021_6213	CALHOUN LEE	2519 NE 3RD AVE
2020_6156	SP SM APARTMENTS LLC	2833 NE 7TH ST
2020_5683	OLIVER TERESA	729 SE 32ND AVE
2020_5213	MERRITT JAMES	705 NE 11TH ST
2020_5316	GEORGE C. SHOTWELL	2731 NE JACKSONVILLE RD
2020_4485	SARA VALDOVINOS	1419 NE 22ND ST
2020_4100	MICHAEL LESSARD	2157 NE JACKSONVILLE RD
2019_3768	OAKCREST APARTMENTS	2822 NE JACKSONVILLE RD
2020_5514	BARRIER LEONARD	1505 NW 10TH ST ALL UNITS
2020_4067	THE SUTTON IRREVOCABLE TR	1423 NE 15TH PL
2020_5719	SPACE COAST HOSPITALITY	3811 NW BLITCHTON RD

DISCUSSION:

COMMENTS BY THOSE WHO WISH TO ADDRESS THE CODE ENFORCEMENT SPECIAL MAGISTRATE

COMMENTS BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE

ADJOURNMENT.