



CITY OF OCALA

CODE ENFORCEMENT DIVISION

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

352-629-CITY (2488)

DRAFT

Municipal Code Enforcement Board

MEETING INFORMATION

Location:

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

Time:

5:30PM

Board Members:

Michael Kroitor, Chair
Steve Forest, Vice Chair
Shirley J. Wright, Member
Danielle Ruse, Member
Michael Gartner, Member
Lonnie Hooks III, Member
Kevin Steiner, Member
Darrell O'Kain, Alternate

Board Attorney:

City Attorney

Christopher A. Anderson
Attorney for Code Board

Staff:

James Pogue
Manager, Code Enforcement

Gabriela Solano,
Code Enforcement Specialist

Yiovanni Santiago,
Code Enforcement Specialist

Agenda

Thursday, July 8, 2021

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
JULY 8 2021
5:30PM**

AGENDA

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

PROOF OF PUBLICATION #:

PUBLISHED -

APPROVAL OF MINUTES

SWEAR IN OFFICERS

NEW BUSINESS:

CASE NO: 2021_6791, OFFICER JENNIPHER BULLER

CITY OF OCALA

VS.

14TH STREET APARTMENTS INC, 2500 SE 44TH CT, OCALA FL 34471-8721, AND 14TH STREET APARTMENTS INC, 2320 NE 14TH STREET, OCALA, FL 34470

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:

2328 NE 14TH ST ALL UNITS OCALA | 2328 NE 14TH ST UNIT 101 OCALA | 2328 NE 14TH ST UNIT 102 OCALA | 2328 NE 14TH ST UNIT 103 OCALA | 2328 NE 14TH ST UNIT 104 OCALA | 2328 NE 14TH ST UNIT 105 OCALA | 2328 NE 14TH ST UNIT 106 OCALA | 2328 NE 14TH ST UNIT 201 OCALA | 2328 NE 14TH ST UNIT 202 OCALA | 2328 NE 14TH ST UNIT 203 OCALA | 2328 NE 14TH ST UNIT 204 OCALA | 2328 NE 14TH ST UNIT 205 OCALA | 2328 NE 14TH ST UNIT 206 OCALA | 2328 NE 14TH ST UNIT 301 OCALA | 2328 NE 14TH ST UNIT 302 OCALA

CITY OF OCALA

VS.

NANCY E BEACH REV LVG TRUST, BEACH NANCY E TR, 4036 MCLAUGHLIN DR, TALLAHASSEE FL 32309, AND DOLLAR GENERAL STORE #7352, 2167 E SILVER SPRINGS BLVD, OCALA, FL 34470, AND DOLGENCORP, LLC, 100 MISSION RIDGE, GOODLETTSVILLE, TN 37072, AND DOLLAR GENERAL STORE #07352, DOLGENCORP LLC, C/O CORPORATE TAX CONSULTING INC, PO BOX 503410, INDIANAPOLIS IN 46256-3410

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

LOCATION: 2167 E SILVER SPRINGS BLVD OCALA

CITY OF OCALA

VS.

MOORE MELANIE R, 1131 SE 33RD AVE, OCALA FL 34471-2927

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 34-32 Water collections
- 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: 1131 SE 33RD AVE OCALA

CITY OF OCALA

VS.

DAUSS SAMUEL J, 1800 NW 27TH AVE, OCALA FL 34475-4716

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

LOCATION: 1800 NW 27TH AVE OCALA

CITY OF OCALA

VS.

WIRES ANDREW M, 16 SE WENONA AVE, OCALA FL 34471-2223

VIOLATION(S):

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

LOCATION: 1000blk of NW 23RD AVE

CITY OF OCALA

VS.

SINGH JAINARINE, SINGH LILAUTI, 12 CASTLEFORD DR, SCARBOROUGH ON M1T 3X5, CANADA

VIOLATION(S):

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

LOCATION: 1007 NE 20TH ST OCALA

REQUEST FOR PETITION:

OLD BUSINESS:

Consent agenda for Non-Compliance (MASSEY) Hearing

2021_6451	GONZALEZ JONATHAN, GONZALEZ STEPHANIE, 1743 NE 7TH AVE, OCALA FL 34470-3637	1743 NE 7TH AVE OCALA
2020_5395	COMPLETE ROOFING & REMODELING SERVICE INC., C/O ORELVIS NUNEZ (REGISTERED AGENT), 2011 SW 42ND AVE, FORT LAUDERDALE FL 33317	1135 NE 9TH AVE OCALA 1137 NE 9TH AVE OCALA
2021_6475	OWNERS SELF FINANCE, 10236 THURSTON GROVES BOULEVARD, LARGO FL 33778, AND OWNERS SELF-FINANCE, INC., 801 WEST BAY DR, SUITE 438, LARGO FL 33770, AND BRIDGEWELL CAPITAL LLC, C/O SPECNER PUTNAM (REGISTERED AGENT), 2400 E. COLONIAL DR., STE 200, ORLANDO, FL 32803	2224 SE LAKE WEIR AVE OCALA
2020_5685	NOAH JOHN EST, 1416 NE 130TH TER, SILVER SPRINGS FL 34488-3554	24 NW 6TH TER OCALA

DISCUSSION:

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

COMMENTS BY THE MUNICIPAL CODE ENFORCEMENT BOARD

ADJOURNMENT.