



## 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, 2<sup>nd</sup> Floor  
110 SE Watula Avenue  
Ocala, Florida 34471

### Time:

### 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, August 12, 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 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  
AUGUST 12 2021**

**AGENDA**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**PROOF OF PUBLICATION #:**

**PUBLISHED -**

**APPROVAL OF MINUTES**

**SWEAR IN OFFICERS**

**NEW BUSINESS:**

**CASE NO: 2021\_6605, OFFICER HECTOR DELVALLE REYES**

**CITY OF OCALA**

**VS.**

**PEMBROKE RICHARD, 1404 SE FORT KING ST, OCALA FL 34471-2442**

**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:**

**1404 E FORT KING ST OCALA**

**CASE NO: 2021\_6601, OFFICER JENNIPHER BULLER**

CITY OF OCALA

VS.

SKYLARK SCHIPPERS LLC, 10 PIERREPONT ST STE 201, BROOKLYN NY 11201, AND SKYLARK-SCHIPPERS LLC, C/O JAY M SCHIPPERS (REGISTERED AGENT), 1601 NE 25TH AVENUE, OCALA, FL 34470

**VIOLATION(S):**

Section 110-3 Definitions  
Section 110-31 Removal of prohibited or abandoned signs

**LOCATION:**

1601 NE 25TH AVE ALL UNITS OCALA | 1601 NE 25TH AVE UNIT 101 OCALA | 1601 NE 25TH AVE UNIT 102 OCALA | 1601 NE 25TH AVE UNIT 103 OCALA | 1601 NE 25TH AVE UNIT 104 OCALA | 1601 NE 25TH AVE UNIT 105 OCALA | 1601 NE 25TH AVE UNIT 106 OCALA | 1601 NE 25TH AVE UNIT 201 OCALA | 1601 NE 25TH AVE UNIT 202 OCALA | 1601 NE 25TH AVE UNIT 203 OCALA | 1601 NE 25TH AVE UNIT 204 OCALA | 1601 NE 25TH AVE UNIT 205 OCALA | 1601 NE 25TH AVE UNIT 302 OCALA | 1601 NE 25TH AVE UNIT 306 OCALA | 1601 NE 25TH AVE UNIT 401 OCALA | 1601 NE 25TH AVE UNIT 402 OCALA | 1601 NE 25TH AVE UNIT 403 OCALA | 1601 NE 25TH AVE UNIT 404 OCALA | 1601 NE 25TH AVE UNIT 405 OCALA | 1601 NE 25TH AVE UNIT 500 OCALA | 1601 NE 25TH AVE UNIT 601 OCALA | 1601 NE 25TH AVE UNIT 602 OCALA | 1601 NE 25TH AVE UNIT 702 OCALA | 1601 NE 25TH AVE UNIT 706 OCALA

**CASE NO: 2021\_6598, OFFICER JENNIPHER BULLER**

CITY OF OCALA

VS.

CFL PIZZA LLC, 1146 CELEBRATION BLVD, CELEBRATION FL 34747-4605CFL PIZZA LLC, AND , AND CFL PIZZA LLC, 16504 CERRILLO de AVILA, TAMPA FL 33613

**VIOLATION(S):**

Section 110-3 Definitions  
Sec. 110-133 General construction and maintenance standards.  
Section 34-146 Vacant commercial structures

**LOCATION:**

3815 E SILVER SPRINGS BLVD OCALA

**CASE NO: 2021\_6379, OFFICER JENNIPHER BULLER** **REPEAT VIOLATOR**

CITY OF OCALA

VS.

SILVER SPRINGS EQUITIES LLC, C/O MATTHEW J FALCONER (REGISTERED AGENT), 5728 MAJOR BLVD STE 505, ORLANDO FL 32819-7970

**VIOLATION(S):**

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

**LOCATION:**

4920 E SILVER SPRINGS BLVD ALL UNITS OCALA | 4920 E SILVER SPRINGS BLVD UNIT 101 OCALA | 4920 E SILVER SPRINGS BLVD UNIT 102 OCALA | 4920 E SILVER SPRINGS BLVD UNIT 103 OCALA | 4920 E SILVER SPRINGS BLVD UNIT 104 OCALA | 4920 E SILVER SPRINGS BLVD UNIT 105 OCALA | 4920 E SILVER SPRINGS BLVD UNIT 106 OCALA | 4920 E SILVER SPRINGS BLVD UNIT 107 OCALA | 4920 E SILVER SPRINGS BLVD UNIT 108 OCALA

CITY OF OCALA

VS.

HERMIN PAUL, PO BOX 680981, MIAMI FL 33168-0981

**VIOLATION(S):**

- Section 34-121 Definitions
- Section 34-122 Abandoned or derelict vehicles
- Section 122-1193 Parking of trailers and commercial vehicles in residential districts; use of trailers and portable containers for storage purposes
- 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:** 730 NW 15TH AVE OCALA

CITY OF OCALA

VS.

WELCOME LACY F, 1402 NW 23RD AVE, OCALA FL 34475-5225

**VIOLATION(S):**

- Section 122-51 Building permit required
- 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:** 1402 NW 23RD AVE OCALA

**REQUEST FOR PETITION:**

CITY OF OCALA

VS.

SHANGRI LA PARTNERS LLC, C/O KRUPNICK, WILLIAM (REGISTERED AGENT), 425 22ND AVE SW, VERO BEACH FL 32962-3365

**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:** 3900 BLOCK W SILVER SPRINGS BLVD

**CITY OF OCALA**

**VS.**

**SYMAR LLC, 3532 MAGGIE BLVD, ORLANDO FL 32811-6697**

**VIOLATION(S):**

- Section 34-91 Definitions
- Section 34-95 Weeds; accumulations of trash or other unsightly or unsanitary matter
- Section 34-32 Water collections
- Section 34-146 Vacant commercial structures
- Section 34-121 Definitions
- Section 34-122 Abandoned or derelict vehicles
- Section 118-32 Definitions
- Section 118-53 Violations
- Section 122-1007 Surfacing

**LOCATION:**

**1417 SW 15TH AVE OCALA | 1417 SW 15TH AVE UNIT A OCALA | 1417 SW 15TH AVE UNIT B OCALA | 1417 SW 15TH AVE UNIT C OCALA | 1417 SW 15TH AVE UNIT D OCALA | 1417 SW 15TH AVE UNIT E OCALA | 1417 SW 15TH AVE UNIT F OCALA | 1417 SW 15TH AVE UNIT G OCALA**

**CITY OF OCALA**

**VS.**

**ORAS MCDONALD, 426 NW 8TH AVE, OCALA, FL 34475-6186**

**VIOLATION(S):**

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

**LOCATION:**

**413 NW 8TH AVE**

## **OLD BUSINESS:**

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

- 2021\_6457 GREEN CINDY R, 2914 SW 16TH ST
- 2021\_6344 WASHINGTON HERMAN R EST ET AL, WASHINGTON HERMAN R EST, PEACOCK PATRICIA, JACOBS DAVID M, JACOBS LOUIS B, DOWDY TAWANDA D, GREEN MARSHA LYNN, COLDING JACQUELINE EST, C/O FELIX SNOW PER REP FOR HERMAN, 1335 SW 5TH ST
- 2021\_6337 EDWARDS EDDIE C ET AL, EDWARDS EDDIE C, EDWARDS CAROLYN, EDWARDS JAMES O, EDWARDS ROLAND L, EDWARDS NELLIE D, THOMAS RICHARDSON CHARLOTTE L, C/O CHARLOTTE THOMAS RICHARDSON, 1807 SW 6TH ST
- 2021\_6323 MOORE MELANIE R, 1131 SE 33RD AVE

2021_6791	14TH STREET APARTMENTS INC,	2328 NE 14TH ST ALL UNITS OCALA   2328
2021_6596	NANCY E BEACH REV LVG TRUST, BEACH NANCY E TR, DOLLAR GENERAL STORE #7352, DOLGENCORP, LLC, C/O CORPORATE TAX CONSULTING	2167 E SILVER SPRINGS BLVD OCALA
2021_6426	JFP MARICAMP LLC,	3535 SE MARICAMP RD UNIT 400 OCALA
2020_5685	NOAH JOHN EST,	24 NW 6TH TER OCALA
2021_6743	SINGH JAINARINE, SINGH LILAUTI,	1007 NE 20TH ST OCALA
2021_6527	WIRES ANDREW M,	1000 BLK of NW 23RD AVE

## **DISCUSSION:**

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

**COMMENTS BY THE MUNICIPAL CODE ENFORCEMENT BOARD**

**ADJOURNMENT.**