



**CITY OF OCALA**

**CODE ENFORCEMENT DIVISION**

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

352-629-CITY (2488)

**DRAFT**

**SUBJECT TO CHANGE**

**CODE ENFORCEMENT SPECIAL MAGISTRATE  
ADMINISTRATIVE HEARING DOCKET**

**HEARING INFORMATION**

***Location:***

City Council Chamber  
2<sup>nd</sup> 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, January 26, 2022**

**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  
JANUARY 26, 2022  
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\_7211, OFFICER JENNIPHER BULLER**

**CITY OF OCALA**

**VS.**

**OCALA PETRO INC, C/O SHAH, RAJENDRA (REGISTERED AGENT), 380 COMMERCE PARKWAY, ROCKLEDGE FL 32455-4208**

**VIOLATION(S):**

Section 34-91

Definitions

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

**LOCATION:**

**3825 W SILVER SPRINGS BLVD OCALA**

**CASE NO: 2021\_7181, OFFICER JENNIPHER BULLER**

**CITY OF OCALA**

**VS.**

**ASCOT ENTERPRISES INC, 2817 E LEXINGTON DR, MIRAMAR FL 33025-2540**

**VIOLATION(S):**

Section 34-91

Definitions

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

**LOCATION:**

**1000 BLK SW 4TH ST**

**CASE NO: 2021\_6975, OFFICER JENNIPHER BULLER**

CITY OF OCALA

VS.

A-PLUS HOMES INC, 1415 SW 17TH ST, OCALA FL 34471-1234

**VIOLATION(S):**

Section 34-91

Definitions

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

**LOCATION:**

**1700 BLK SW 27TH AVE |**

**CASE NO: 2021\_7007, OFFICER JENNIPHER BULLER** **REPEAT VIOLATOR**

CITY OF OCALA

VS.

ASCOT ENTERPRISES INC, 2817 E LEXINGTON DR, MIRAMAR FL 33025-2540

**VIOLATION(S):**

Section 34-91

Definitions

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

**LOCATION:**

**1122 SW 2ND ST OCALA**

**CASE NO: 2021\_6977, OFFICER JENNIPHER BULLER** **REPEAT VIOLATOR**

CITY OF OCALA

VS.

TAYLOR VERA KILLINS, 3417 DOLFIELD AVE, BALTIMORE MD 21215-7244

**VIOLATION(S):**

Section 34-91

Definitions

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

**LOCATION:**

**700 BLK SW 3RD ST**

**CASE NO: 2021\_7134, OFFICER JENNIPHER BULLER**

CITY OF OCALA

VS.

ISTAR BOWLING CENTERS I LP, C/O AMF BOWLING CENTERS, 7313 BELL CREEK RD, MECHANICSVILLE VA 23111-3551,  
AND ISTAR BOWLING CENTERS I LP, C/O ISTAR INC, 1114 AVENUE OF THE AMERICAS, 39TH FLOOR, NEW YORK, NY 10036,  
AND AMF GALAXY WEST LANES, 1818 SW 17TH ST, OCALA FL 34471

**VIOLATION(S):**

Section 122-51

Building permit required

Section 82-48

Construction withoutSection 82-48 Construction without required permit required permit

**LOCATION:**

**1818 SW 17TH ST OCALA**

**CASE NO: 2021\_7050, OFFICER JENNIPHER BULLER**

**REPEAT VIOLATOR**

**CITY OF OCALA**

**VS.**

**BLACKMAN FRANKA, C/O WARREN C BLACKMAN, 10 STEWART PL #2GE, WHITE PLAINS NY 10603-3877**

**VIOLATION(S):**

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

**LOCATION: 2000 BLK SW 1ST ST**

**CASE NO: 2021\_6955, OFFICER JENNIPHER BULLER**

**CITY OF OCALA**

**VS.**

**JEREMY OIL & FOOD INC, C/O PAVASIA, REKHA J (REGISTERED AGENT), 3386 SE 54TH AVE, OCALA FL 34480-1423**

**VIOLATION(S):**

Section 22-358 Conditions of MVL use  
Section 122-212 Site plan approval required  
Section 34-91 Definitions  
Section 34-95 Weeds; accumulations of trash or other unsightly or unsanitary matter

**LOCATION: 1010 S PINE AVE OCALA**

**CASE NO: 2021\_6650, OFFICER JENNIPHER BULLER**

**CITY OF OCALA**

**VS.**

**SIMMONS ALFRED L, SIMMONS CHANDRA J, 524 SW 12TH AVE, OCALA FL 34471-1728**

**VIOLATION(S):**

Section 34-91 Definitions  
Section 34-95 Weeds; Accumulations of trash or other unsightly or unsanitary matter  
Section 82-151 Standard Housing Code Adopted  
Section 82-3 Barbed wire, electrified fences, razor wire and fences/ wall

**LOCATION: 517 SW 12TH AVE**

**CASE NO: 2021\_6207, OFFICER JENNIPHER BULLER**

**CITY OF OCALA**

**VS.**

**BOONE YOLANDO JACOBS, BOONE KADRON JAMES, 2346 SW 3RD ST, OCALA FL 34471-1962**

**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 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  
Section 122-51 Building permit required

**LOCATION: 2346 SW 3RD ST OCALA**

**CASE NO: 2021\_6205, OFFICER JENNIPHER BULLER**

**CITY OF OCALA**

**VS.**

**KREATIVE CUSTOM KUTZ, INC., C/O MATINEAU, KAREN (REGISTERED AGENT), 9446 NE 16TH TERR, ANTHONY, FL 32617**

**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 122-51	Building permit required
Section 110-3	Definitions
Section 110-33	Illegally erected signs
Section 110-51	Work requiring permit

**LOCATION: 512 SW 3RD AVE**

**CASE NO: 2020\_4717, OFFICER JENNIPHER BULLER**

**CITY OF OCALA**

**VS.**

**MACK CURTIS L, WILKERSON MACK BONITA, 4749 NW 66TH ST, OCALA FL 34482-2248, AND MACK CURTIS L, WILKERSON MACK BONITA, 4749 NW 66TH ST, OCALA FL 34482-2248**

**VIOLATION(S):**

Section 122-51	Building permit required
Section 82-181	Definition
Section 82-182	Dangerous buildings declared nuisance; abatement required; time limits

**LOCATION: 812 SW 3RD ST OCALA | 812 SW 3RD ST OCALA**

**CASE NO: 2021\_7192, OFFICER JENNIPHER BULLER**

**CITY OF OCALA**

**VS.**

**THOMPSON CHAS B, THOMPSON GENEVA, 729 SE 31ST TER, OCALA FL 34471-2810**

**VIOLATION(S):**

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

**LOCATION: 700 block SE 31ST TER- VACANT PARCEL**

**CASE NO: 2021\_7178, OFFICER JENNIPHER BULLER**

**CITY OF OCALA**

**VS.**

**PRATT JON KEVIN EST, 307 SE 31ST TER, OCALA FL 34471-2820**

**VIOLATION(S):**

Section 34-91	Definitions
Section 34-95	Weeds; accumulations of trash or other unsightly or unsanitary matter
Section 82-511	Definitions
Section 82-517	Abandoned, neglected, inoperable or hazardous swimming pools and spas

**LOCATION: 307 SE 31ST TER OCALA**

**CASE NO: 2021\_6898, OFFICER JENNIPHER BULLER**

**CITY OF OCALA**

**VS.**

**JOHNSON JOYCE L, 2027 SE 2ND PL, OCALA FL 34471-2536**

**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 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: 2027 SE 2ND PL OCALA**

**CASE NO: 2021\_7131, OFFICER JENNIPHER BULLER**

**CITY OF OCALA**

**VS.**

**ISTAR BOWLING CENTERS I LP, C/O AMF BOWLING CENTERS, 7313 BELL CREEK RD, MECHANICSVILLE VA 23111-3551, AND ISTAR BOWLING CENTERS I LP, C/O ISTAR INC, 1114 AVENUE OF THE AMERICAS, 39TH FLOOR, NEW YORK, NY 10036, AND AMF GALAXY EAST LANES, 3225 SE MARICAMP RD., OCALA FL 34471**

**VIOLATION(S):**

Section 122-51	Building permit required
Section 82-48	Construction withoutSection 82-48 Construction without required permit required permit

**LOCATION: 3225 SE MARICAMP RD OCALA**

**CASE NO: 2019\_3870, OFFICER HECTOR DELVALLE REYES**

**CITY OF OCALA**

**VS.**

**3001 S PINE AVE LLC, 2090 SW 55TH STREET RD, OCALA FL 34471-0132**

**VIOLATION(S):**

Section 122-212	Site plan approval required
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**CASE NO: 2021\_7248, OFFICER HECTOR DELVALLE REYES**

**REPEAT VIOLATOR**

**CITY OF OCALA**

**VS.**

**5T WEALTH PARTNERS LP, PO BOX 162121, ALTAMONTE SPRINGS FL 32716-2121, AND 5T WEALTH PARTNERS, LP, C/O KITE CAPITAL PARTNERS, LLC, CARRINGTON, JANA (REGISTERED AGENT), 2055 US HWY 1, VERO BEACH, FL 32960**

**VIOLATION(S):**

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

**LOCATION: 1019 NE 19TH ST OCALA**

**CASE NO: 2021\_7151, OFFICER ROBERT MOORE**

**CITY OF OCALA**

**VS.**

**BACON SHELIA M, 2911 SW 34TH AVE, OCALA FL 34474-3388**

**VIOLATION(S):**

Section 122-51 Building permit required

**LOCATION: 2911 SW 34TH AVE OCALA**

**CASE NO: 2021\_7327, OFFICER ROBERT MOORE**

**REPEAT VIOLATOR**

**CITY OF OCALA**

**VS.**

**SLSM INCORPORATION INC, 6725 S FRY RD # 700-331, KATY TX 77494-8102**

**VIOLATION(S):**

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

**LOCATION: 206 SW 13TH AVE OCALA**

**CASE NO: 2021\_7329, OFFICER ROBERT MOORE**

**REPEAT VIOLATOR**

**CITY OF OCALA**

**VS.**

**SLSM INCORPORATION INC, 6725 S FRY RD # 700-331, KATY TX 77494-8102**

**VIOLATION(S):**

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

**LOCATION: 1300 BLK OF SW 2ND ST**

**CASE NO: 2021\_7216, OFFICER ROBERT MOORE**

**REPEAT VIOLATOR**

**CITY OF OCALA**

**VS.**

**TAYLOR WILLIAM J, 2417 NW 20TH ST, OCALA FL 34475-4859**

**VIOLATION(S):**

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

**LOCATION: 1661 SW FORT KING ST OCALA**

**CASE NO: 2021\_7325, OFFICER ROBERT MOORE**

**REPEAT VIOLATOR**

**CITY OF OCALA**

**VS.**

**SLSM INCORPORATION INC 6725 S FRY RD # 700-331 KATY TX 77494-8102**

**VIOLATION(S):**

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

**LOCATION: 1300 BLK OF SW 3RD ST**

**CASE NO: 2021\_7106, OFFICER TRACY GILLYARD**

**CITY OF OCALA**

**VS.**

**ALLEN BONITA D, C/O DIAN STEVENS GAURDIAN, 488 AUTEN RD 2A, HILLSBOROUGH NJ 08844-5053**

**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 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: 442 NW 9TH AVE OCALA**

**CASE NO: 2021\_7183, OFFICER TRACY GILLYARD**

**CITY OF OCALA**

**VS.**

**COLEMAN HENRY EST, C/O LORETTA COLEMAN, 5225 NW 29TH AVE APT 506, MIAMI FL 33142-3656**

**VIOLATION(S):**

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

**LOCATION: 1320 NW 11TH AVE OCALA**



**CASE NO: 2021\_7182, OFFICER TRACY GILLYARD**

**CITY OF OCALA**

**VS.**

**MCBRIDE DEMOND E A, 21546 SW HONEYSUCKLE ST, DUNNELLON FL 34431-3447, AND MCBRIDE DEMOND, 1208 NW 14TH ST, OCALA FL 34475**

**VIOLATION(S):**

Section 34-91	Definitions
Section 34-95	Weeds; accumulations of trash or other unsightly or unsanitary matter
Section 34-121	Definitions
Section 34-122	Abandoned or derelict vehicles
Section 122-51	Building permit required
Section 82-151	Standard Housing Code adopted
Section 122-1193	Parking of trailers and commercial vehicles in residential districts; use of trailers and portable containers for storage purposes

**LOCATION: 1208 NW 14TH ST OCALA**

**CASE NO: 2021\_7185, OFFICER TRACY GILLYARD**

**CITY OF OCALA**

**VS.**

**SEARS DOUGLAS OLIVER, 6700 SW 9TH AVE, OCALA FL 34476**

**VIOLATION(S):**

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

**LOCATION: 1300BLK of NW 11TH AVE**

**CASE NO: 2021\_7188, OFFICER TRACY GILLYARD**

**CITY OF OCALA**

**VS.**

**HOWARD JANETT, 1126 NW 11TH AVE, OCALA FL 34475-5433**

**VIOLATION(S):**

Section 82-3	Barbed wire, electrified fences, razor wire and fences/walls
Section 122-1193	Parking of trailers and commercial vehicles in residential districts; use of trailers and portable containers for storage purposes

**LOCATION: 1126 NW 11TH AVE OCALA**

**CASE NO: 2021\_7180, OFFICER TRACY GILLYARD**

CITY OF OCALA

VS.

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

**VIOLATION(S):**

Sec. 122-55 Expiration of building permit; extension of time.

**LOCATION: 346 NW MARTIN L KING AVE OCALA**

**CASE NO: 2021\_7240, OFFICER TRACY GILLYARD**

CITY OF OCALA

VS.

**MACK HERBERT MARSHALL EST, C/O BEVERLY MACK JOHNSON, 303 NW 11TH AVE, OCALA FL 34474-6413**

**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 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: 1336 NW 15TH AVE OCALA**

**CASE NO: 2021\_7315, OFFICER TRACY GILLYARD**

CITY OF OCALA

VS.

**WILLIAMS WILLIE, PO BOX 5609, OCALA FL 34478-5609**

**VIOLATION(S):**

Section 118-71 Tree removal permit required; exceptions

**LOCATION: 1500BLK OF NW 18TH CT**

# **OLD BUSINESS:**

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

2020_5052	UNITED PARCEL SERVICE INC	300 SW 28TH AVE
2021_7163	STEWART MICHAEL ANDERSON	1224 NE 10TH AVE
2021_7067	DOUGLAS LISA D EST	1501 NE 23RD ST
2021_7141	PATRIOT HOMES LLC	1545 NE 9TH ST
2021_6968	KNOTTS DAVID B EST	912 NE 10TH ST
2020_4100	MICHAEL LESSARD INC	2157 NE JACKSONVILLE RD
2021_6965	CORREA CARLOS	1503 NE 17TH TER
2021_7022	FUTURE ESTATE INVESTMENTS CORP	122 SE WENONA AVE
2021_6976	1305 NE 1ST ST LLC	1305 NE 1ST ST
2021_7118	HARVEY CASSANDRA R	958 NE 18TH ST
2021_7088	J&G PROPERTIES OF CENTRAL FLORIDA LLC	2929 N 3RD ST ALL UNITS
2021_6939	MLM HONEYBEE INVESTMENTS LLC	1516 SE 22ND AVE
2021_6912	MCKNIGHT JOSHUA	1811 SE 33RD LN
2021_6896	SHAFFER RUTHANN M EST	2429 NE 21ST TER
2021_6758	THING PHALLA	1327 E SILVER SPRINGS BLVD
2021_6728	HERMIN PAUL	730 NW 15TH AVE
2021_6853	HARRIS RANDOLPH M	917 NW 13TH AVE
2021_7011	SLATTERY MILDRED M	24 NW 15TH PL
2021_7069	SEABURY CHESTER CORNEILIUS JR	1115 NW 14TH AVE
2021_7000	WOODS KINNIE MAE SEARS	905 NW 4TH ST
2021_7006	WILLIAMS KEVIN G	311 NW 15TH PL

## **DISCUSSION:**

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

**COMMENTS BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE**

**ADJOURNMENT.**