



## 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:

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

### Board Attorney:

*City Attorney*

*Attorney for Code Board*

### Staff:

James Pogue  
*Manager, Code Enforcement*

Gabriela Solano,  
*Code Enforcement Specialist*

Yiovanni Santiago,  
*Code Enforcement Specialist*

## Agenda

### Thursday, April 14, 2022

#### **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  
APRIL, 14, 2022

AGENDA

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

PROOF OF PUBLICATION #:

PUBLISHED -

APPROVAL OF MINUTES

SWEAR IN OFFICERS

NEW BUSINESS:

CASE NO: 2022\_7463, OFFICER HECTOR DELVALLE REYES

REPEAT VIOLATOR

CITY OF OCALA

VS.

FREDERICK BRIAN THOMAS, PO BOX 616, CHATTAHOOCHEE FL 32324-0616

VIOLATION(S):

Section 34-91

Definitions

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

LOCATION:

1900 NW 24TH AVE OCALA

**CASE NO: 2021\_7285, OFFICER JENNIPHER BULLER**

**CITY OF OCALA**

**VS.**

**PRISCILLA INVESTMENTS LLC, 2030 S PINE AVE, OCALA FL 34471-8192**

**VIOLATION(S):**

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

**LOCATION: 3154 E FORT KING ST OCALA**

**CASE NO: 2021\_7206, OFFICER JENNIPHER BULLER**

**CITY OF OCALA**

**VS.**

**BELLECHASE MASTER HOA INC, 1720 SE 16TH ST BLDG 200, OCALA FL 34471-4620, AND LELAND MANAGEMENT INC. (REGISTERED AGENT), 6972 LAKE GLORIA BLVD, ORLANDO, FL 32809-3200, AND BELLECHASE HOA, 400 SE 44th RD,, OCALA FL 34480**

**VIOLATION(S):**

Section 110-3 Definitions  
Section 110-161 Temporary signs, real estate signs and construction signs

**LOCATION: 4400 BLOCK SE 3RD ST.**

**CASE NO: 2021\_6848, OFFICER JENNIPHER BULLER**

**CITY OF OCALA**

**VS.**

**SAINT CITY CHURCH OF GOD OF THE APOSTOLIC FAITH INC, C/O GENISE YOUNG (REGISTERED AGENT), 2230 NW 1ST AVE, OCALA FL 34475, AND SAINT CITY CHURCH OF GOD OF THE APOSTOLIC FAITH OF OCALA, INC., 1926 WEST SILVER SPRINGS BLVD., OCALA, FL 34475**

**VIOLATION(S):**

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

**LOCATION: 1926 W SILVER SPRINGS BLVD OCALA**

**CASE NO: 2022\_7496, OFFICER ROBERT MOORE**

**CITY OF OCALA**

**VS.**

**JOCALBRO INC PROFIT SHARING PLAN TRUST, BROWN JOE C TR, PO BOX 2407, BELLEVIEW FL 34421-2407**

**VIOLATION(S):**

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

**LOCATION:                              2025 SW 4TH ST OCALA**

**CASE NO: 2022\_7435, OFFICER ROBERT MOORE**

**CITY OF OCALA**

**VS.**

**VON RODENSTEIN KARL DENNIS, 536 SE 22ND AVE, OCALA FL 34471-2670**

**VIOLATION(S):**

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

**LOCATION:                              500 BLK SW 3RD ST**

**CASE NO: 2021\_7396, OFFICER TRACY GILLYARD**

**CITY OF OCALA**

**VS.**

**WILLIAMS LARRY, 925 NW 2ND CT, MIAMI FL 33136-3420**

**VIOLATION(S):**

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

**LOCATION:                              618 NW 8TH AVE OCALA**

**CASE NO: 2021\_7398, OFFICER TRACY GILLYARD**

**CITY OF OCALA**

**VS.**

**NACIUS ARISTIN, NACIUS AURELIEN, NACIUS CHARLES, 875 SW MCCOMB AVE, PORT SAINT LUCIE FL 34953-3920**

**VIOLATION(S):**

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

**LOCATION:                              700BLK of NW 7TH ST**

# REQUEST FOR PETITION:

## **OLD BUSINESS:**

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

2021_7292	MACK WILLIE MAE REV TRUST ET AL, MACK VIRLEAN, MACK VOYCE J, MACK MIQUELL G TR, MACK TERRENCE J, THOMAS MARQUISHA M,	576 NW 2ND ST
2020_5471	OCALA PALLETS & SAWMILL INC, 525 BUILDING INC	1830 NW 21ST ST
2021_7353	3741 SILVER SPRINGS LLC, C/O VIP BUSINESS CONSULTING LLC (REGISTERED AGENT)	3741 E SILVER SPRINGS BLVD OCALA
2021_7352	ALL DREAMS REALTY LLC, C/O VIP BUSINESS CONSULTING LLC (REGISTERED AGENT)	3711 E SILVER SPRINGS BLVD OCALA
2021_7354	ANDERSON MIGNONNE	4800 BLOCK SE 10TH PL
2021_7262	MORANTE OSCAR PICCONE, MORALES CLAUDIA	3510 SE 13TH ST OCALA
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2021_7255	DICKSON MARGARET C REV, TRUST, COLE RONALD I TR,	741 SE 12TH ST
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2021_7212	YOUNG CHAPEL CEMETERY, C/O YOUNG CHAPEL AME CHURCH	3000 BLK NW 33RD AVE
2021_7146	KB INVESTMENT HOLDINGS LLC, C/O CVS INC #03279-01,	4361 NW BLITCHTON RD
2021_7100	STEVENSON ERNESTINE ESTELLE EST, C/O MICHAELINE CONE	1617 SW 3RD ST
2021_7005	VICTORIA VILLAS LLC,	611 SE 9TH AVE- ALL UNITS
2021_6922	ISHAM VIRGINIA EST.	1914 SW 2ND ST
2021_6879	LAND TRUST NO 217S, STONE WILLIAM H SR TR,	217 SW 13TH AVE
2021_6632	BRITT LEE, 46 NE 28TH AVE, OCALA FL 34470-1267	46 NE 28TH AVE

## **DISCUSSION:**

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

**COMMENTS BY THE MUNICIPAL CODE ENFORCEMENT BOARD  
ADJOURNMENT.**