



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: 5:30 pm

Board Members:

Steve Forrest, Chair
Shirley J. Wright, Member
Danielle Ruse, Member
Michael Gartner, Vice Chair
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, May 12, 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 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
MAY 12, 2022**

AGENDA

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

PROOF OF PUBLICATION #:

PUBLISHED -

APPROVAL OF MINUTES

SWEAR IN OFFICERS

NEW BUSINESS:

CASE NO: 2022_7438, OFFICER HECTOR DELVALLE REYES

CITY OF OCALA

VS.

HALO REALTY GROUP LLC, 103 SUNSET DR, HARLEYSVILLE PA 19438-1875

VIOLATION(S):

Section 122-51	Building permit required
Section 34-91	Definitions
Section 34-95	Weeds; accumulations of trash or other unsightly or unsanitary matter
Section 94-101	Affirmative maintenance requirements; demolition by neglect
Section 94-82	Certificates of appropriateness
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:

721 NE 2ND ST ALL UNITS OCALA | 721 NE 2ND ST UNIT A OCALA | 721 NE 2ND ST UNIT B OCALA | 721 NE 2ND ST UNIT C OCALA

CASE NO: 2022_7555, OFFICER HECTOR DELVALLE REYES

REPEAT VIOLATOR

CITY OF OCALA

VS.

PAUL LUTANIA, LOUIS IRONCE, 2890 NE 4TH ST, BOYNTON BEACH FL 33435-1808

VIOLATION(S):

Section 34-91

Definitions

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

LOCATION:

VACANT LOT / PID 22646-000-00

CASE NO: 2022_7557, OFFICER HECTOR DELVALLE REYES

REPEAT VIOLATOR

CITY OF OCALA

VS.

5T WEALTH PARTNERS LP, PO BOX 162121, ALTAMONTE SPRINGS FL 32716-2121

VIOLATION(S):

Section 34-91

Definitions

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

LOCATION:

1937 NW 5TH ST OCALA

CASE NO: 2022_7558, OFFICER HECTOR DELVALLE REYES

REPEAT VIOLATOR

CITY OF OCALA

VS.

BROWN RANDALL, 4229 NW 43RD ST #S 150, GAINESVILLE FL 32606-2515

VIOLATION(S):

Section 34-91

Definitions

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

LOCATION:

VACANT LOT / PID 2840-027-003

CASE NO: 2022_7521, OFFICER HECTOR DELVALLE REYES

REPEAT VIOLATOR

CITY OF OCALA

VS.

SKN HOLDING GROUP LLC, PO BOX 771781, OCALA FL 34471-1781

VIOLATION(S):

Section 34-91

Definitions

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

LOCATION:

VACANT LOT / PID 2260-208-005

CASE NO: 2021_6180, OFFICER JENNIPHER BULLER

CITY OF OCALA

VS.

RACETRAC PETROLEUM INC, C/O SILVER OAK ADVISORS, PO BOX 2437, SMYRNA GA 30081-2437, AND RACETRAC, INC., 200 GALLERIA PARKWAY SE, SUITE 900, ATLANTA, GA 30339

VIOLATION(S):

Section 34-146	Vacant commercial structures
Section 82-442	Implementation and enforcement of numbering system; master map
Section 82-443	Display of building numbers
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
Section 110-3	Definitions
Section 110-31	Removal of prohibited or abandoned signs

LOCATION: 3750 NW BLITCHTON RD OCALA

CASE NO: 2021_7339, OFFICER JENNIPHER BULLER

CITY OF OCALA

VS.

MARTIN BRIAN J, MARTIN PAM M, 24843 BARTRAM RD, ASTOR FL 32102-2802

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

LOCATION: 533 NE 43RD AVE OCALA

CASE NO: 2022_7491, OFFICER ROBERT MOORE

REPEAT VIOLATOR

CITY OF OCALA

VS.

HAYS DORIS, 1706 NW 27TH AVE, OCALA FL 34475-4718

VIOLATION(S):

Section 34-95	Weeds; accumulations of trash or other unsightly or unsanitary matter
Section 82-151	Standard Housing Code adopted

LOCATION: 1705 SW 5TH PL OCALA

CITY OF OCALA

VS.

BRIDGEPORT FUNDING ALLIANCE LLC 41 CROSS ROADS PLAZA SUITE 185 WEST HARTFORD CT 06117-2402

VIOLATION(S):

Section 34-91

Definitions

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

LOCATION:

1009 SW 7TH ST OCALA

REQUEST FOR PETITION:

CITY OF OCALA

VS.

GARLOBO IFRAIN, 3318 NICHOLS RD, LITHIA FL, 33547

VIOLATION(S):

Section 34-91

Definitions

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

LOCATION:

1404 NW 20TH AVE

CITY OF OCALA

VS.

GARLOBO IFRAIN, 3318 NICHOLS RD, LITHIA FL 33547

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

LOCATION:

1404 NW 20TH AVE

OLD BUSINESS:

Consent agenda for Non-Compliance (MASSEY) Hearing

J 2021_7353	3741 SILVER SPRINGS LLC, C/O VIP BUSINESS CONSULTING LLC (REGISTERED AGENT)	3741 E SILVER SPRINGS BLVD
J 2021_7352	ALL DREAMS REALTY LLC, C/O VIP BUSINESS CONSULTING LLC (REGISTERED AGENT)	3711 E SILVER SPRINGS BLVD
J 20217285	PRISCILLA INVESTMENTS LLC	3154 E FORT KING ST
J2021_6848	SAINT CITY CHURCH OF GOD OF THE APOSTOLIC FAITH INC, C/O GENISE YOUNG (REGISTERED AGENT)	1926 W SILVER SPRINGS BLVD
T2021_7373	SINGH JAIMINDRI TR, RAMDOOLAR FAMILY TRUST	133 NW 16TH CT
T2021_7396	WILLIAMS LARRY	618 NW 8TH AVE

DISCUSSION:

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

COMMENTS BY THE MUNICIPAL CODE ENFORCEMENT BOARD

ADJOURNMENT.