



CITY OF OCALA

CODE ENFORCEMENT DIVISION

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

352-629-CITY (2488)



SUBJECT TO CHANGE

**CODE ENFORCEMENT SPECIAL MAGISTRATE
ADMINISTRATIVE HEARING DOCKET**

HEARING INFORMATION

Location:

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

Time:

9:00AM

**Code Enforcement
Special Magistrate:**

Thomas J. Dobbins

Staff:

James Pogue
Manager, Code Enforcement

Jeff Ball
Senior Code Office

Yiovanni Santiago,
Code Enforcement Specialist

Gabriela Solano,
Code Enforcement Specialist

Wednesday, October 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
OCTOBER 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: 2022_7884, OFFICER GREGORY S ANDERSON

CITY OF OCALA

VS.

SANDRA CACHAYA, JOSE LUIS CASTILLO, 2301 ALEX KORNMAN BLVD, HARVEY LA 70058-6455

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 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: 2030 NW 29TH CT

CASE NO: 2022_8063, OFFICER GREGORY S ANDERSON

CITY OF OCALA

VS.

LETELLIER KATHLEEN A, 1603 SE 7TH ST, OCALA FL 34471-4004

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 82-184	Standards for ordering repair, vacation or demolition

LOCATION: 1603 SE 7TH ST

CASE NO: 2022_7959, OFFICER GREGORY S ANDERSON

CITY OF OCALA

VS.

JOSHUA C RUPE, 650 SE 30TH AVE, OCALA FL 34471-2717

VIOLATION(S):

Section 122-51	Building permit required
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LOCATION: 650 SE 30TH AVE

CASE NO: 2022_8153, OFFICER GREGORY S ANDERSON

CITY OF OCALA

VS.

MOORE ROBERT L JR, 1310 SE 40TH TER, OCALA FL 34471

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: 1310 SE 40TH TER

CITY OF OCALA

VS.

DSV SPV3 LLC, 16 BERRYHILL RD STE 200, COLUMBIA SC 29210-6433, AND DSV SPV3 LLC, NORTHWEST REGISTERED AGENT LLC (REGISTERED AGENT), 7901 4TH ST. N, STE. 300, ST. PETERSBURG, FL 33702

VIOLATION(S):

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

LOCATION: 1010 NW 1ST ST

CASE NO: 2022_7658, OFFICER HECTOR DELVALLE REYES

CITY OF OCALA

VS.

MUSHEER BEN, PO BOX 699, OCALA FL 34478-0699

VIOLATION(S):

Section 122-332 Permitted Uses (R-2)

LOCATION: 1708 NW 4TH ST

CASE NO: 2022_7695, OFFICER HECTOR DELVALLE REYES

CITY OF OCALA

VS.

GREEN OCALA PLACE LLC, 605W FLAGLER ST, MIAMI FL 33130-1201

VIOLATION(S):

Section 122-51 Building permit required

LOCATION: 2135 NW 1ST AVE / ALL UNITS

CASE NO: 2022_7904, OFFICER JENNIPHER BULLER

CITY OF OCALA

VS.

SCHUSTER MATTHEW D, 3623 NE 19TH PL, OCALA FL 34470-4993

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 34-121 Definitions
Section 34-122 Abandoned or derelict vehicles
Section 82-3 Barbed wire, electrified fences, razor wire and fences/walls

LOCATION: 3623 NE 19TH PL

CASE NO: 2022_8339, OFFICER STEPHANI SMITH

REPEAT VIOLATOR

CITY OF OCALA

VS.

ANDERSON STACEY, 750 SE 29TH TER, OCALA FL 34471-2725

VIOLATION(S):

Section 34-91

Definitions

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

LOCATION:

750 SE 29TH TER

CASE NO: 2022_7772, OFFICER TRACY GILLYARD

CITY OF OCALA

VS.

BRKK PROPERTIES LLC, C/O BURGESS, JOHN (REGISTERD AGENT), 120 PARK STREET N, SAINT PETERSBURG, FL 33710

VIOLATION(S):

Section 122-51

Building permit required

LOCATION:

201 NE 31ST TER

CASE NO: 2022_8058, OFFICER TRACY GILLYARD

CITY OF OCALA

VS.

KERRISON MONICA, 1776 NE 17TH ST, OCALA FL 34470-4602, , C: HABITAT FOR HUMMANITY OF MARION COUNTY INC, PO BOX 5578, OCALA FL 34478

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:

1776 NE 17TH ST

CITY OF OCALA

VS.

THIBODEAUX NATHANIEL, GOODRICH BETTY JANE, 1513 NE 13TH AVE, OCALA FL 34470-4652

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 82-3	Barbed wire, electrified fences, razor wire and fences/walls

LOCATION: 1513 NE 13TH AVE

REQUEST FOR PETITION:

CITY OF OCALA

VS.

BEAUDET ROXANNE B, 518 SE 9TH ST, OCALA FL 34471

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 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: 518 SE 9TH ST

OLD BUSINESS:

Consent agenda for Non-Compliance (MASSEY) Hearing

H	2021_7365	HARRELL TEXT EXT	2511 NE 19TH ST
J	2022_7684	FUTURE ESTATE INVESTMENTS CORP	122 SE WENONA AVE
R	2022_7538	GARDINIER PETER EST	1621 SW 2ND ST
T	2022_7839	MARR ELIZABETH HOPE	2309 NE 11TH AVE

OLD BUSINESS:

Consent agenda to grant extension for Non-Compliance (MASSEY) Hearing from August 31, 2022

2022_7731	MARION RENTALS LLC	917 NE 9TH AVE
2022_7880	TSIANOS GEORGE	2612 NW 5TH AVE
2022_7882	BROWN NORMAN	2628 NW 6TH AVE
2022_7905	CUMMINGS GEORGE GERALD	2605 NE 19TH AVE
2022_7466	PG SARRES INC	1911 E FORT KING ST
2022_7465	PG SARRES INC	1921 E FORT KING ST

DISCUSSION:

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

COMMENTS BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE

ADJOURNMENT.