



CITY OF OCALA

CODE ENFORCEMENT DIVISION

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

352-629-CITY (2488)

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

Wednesday, March 29, 2023

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
MARCH 29, 2023
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_8793, OFFICER GREGORY S ANDERSON

CITY OF OCALA

VS.

REALTY INCOME PROPERTIES 13 LLC, C/O PM DEPT 4482 DOLLAR GEN, 11995 EL CAMINO REAL, SAN DIEGO CA 92130-2544, , , CORPORATION SERVICE COMPANY (REGISTERED AGENT), 1201 HAYS STREET, TALLAHASSEE, FL 32301-2525

VIOLATION(S):

Section 34-91

Definitions

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

LOCATION:

2195 NW 10TH ST

CASE NO: 2022_9025, OFFICER GREGORY S ANDERSON

CITY OF OCALA

VS.

RICHARD ALFONSO, RICHARD ESTHER L, 2108 NW 24TH RD, OCALA FL 34475-4819

VIOLATION(S):

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

LOCATION: 2108 NW 24TH RD

CASE NO: 2022_9024, OFFICER GREGORY S ANDERSON

CITY OF OCALA

VS.

EAST EWEN, EAST MILDRED, 2210 NW 18TH ST, OCALA FL 34475-4855

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: 2210 NW 18TH ST

CASE NO: 2022_9019, OFFICER GREGORY S ANDERSON

CITY OF OCALA

VS.

BACK TO BASIC PROPERTIES LLC, C/O JOHN W DUGGAN JR (REGISTERED AGENT), 4211 NW BLITCHTON RD, OCALA FL 34482-4058

VIOLATION(S):

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

LOCATION: 1806 NW 24TH CT

CASE NO: 2022_9027, OFFICER GREGORY S ANDERSON

CITY OF OCALA

VS.

COOK TRINA M, 1909 NW 21ST CT, OCALA FL 34475-4866

VIOLATION(S):

Section 122-51 Building permit required

LOCATION: 1909 NW 21ST CT

CASE NO: 2022_9032, OFFICER GREGORY S ANDERSON

CITY OF OCALA

VS.

VAUGHNS EDYTH M EST, 1521 NW 16TH CT, OCALA FL 34475-4955

VIOLATION(S):

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

LOCATION: 1521 NW 16TH CT

CASE NO: 2022_9022, OFFICER GREGORY S ANDERSON

CITY OF OCALA

VS.

POWELL CLARENCE JR, POWELL GLORIA J, 2370 SW 6TH ST, OCALA FL 34471-1948

VIOLATION(S):

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

LOCATION: 2225 NW 24TH RD

CASE NO: 2022_9028, OFFICER GREGORY S ANDERSON

CITY OF OCALA

VS.

ANDERSON TRINA, ANDERSON ROOSEVELT, 1909 NW 21ST CT, OCALA FL 34475-4866

VIOLATION(S):

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

LOCATION: PARCEL # "22444-009-04 / VACANT LOT"

CASE NO: 2022_8897, OFFICER HECTOR DELVALLE REYES

CITY OF OCALA

VS.

WILLIAMS LARRY, WILLIAMS JORDON P, PO BOX 013221, MIAMI FL 33101-3221

VIOLATION(S):

Section 34-91

Definitions

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

LOCATION:

520 NW 2ND ST

CASE NO: 2022_8504, OFFICER HECTOR DELVALLE REYES **TELEPHONICALLY**

CITY OF OCALA

VS.

PRASAD MURARI, PRASAD ARTI, 6900 SW 137TH COURT RD, OCALA FL 34481-5607, AND PRASAD MURARI, PRASAD ARTI, PO BOX 1889, NEWTOWN, NORTH DAKOTA 58763

VIOLATION(S):

Section 82-151

Standard Housing Code adopted

Section 122-51

Building permit required

LOCATION:

620 NW 7TH AVE

CASE NO: 2022_8752, OFFICER HECTOR DELVALLE REYES

CITY OF OCALA

VS.

SHALOM ADONI INC., LILLY MARIN (REGISTERED AGENT), 232 NW 9TH ST, OCALA FL 34475-5116

VIOLATION(S):

Section 82-151

Standard Housing Code adopted

LOCATION:

232 NW 9TH ST

CASE NO: 2022_8764, OFFICER HECTOR DELVALLE REYES

CITY OF OCALA

VS.

RUSH MICHAEL L, 6248 SW 169TH CT, OCALA FL 34481

VIOLATION(S):

Section 34-121

Definitions

Section 34-122

Abandoned or derelict vehicles

LOCATION:

441 NW 8TH AVE

CASE NO: 2022_8006, OFFICER HECTOR DELVALLE REYES

CITY OF OCALA

VS.

SMART FILL INVESTMENT LLC, FIRST RA SERVICES LLC (REGISTERED AGENT), 4810 49TH AVE N, ST PETERSBURG FL 33714-2844, AND SMART FILL INVESTMENT LLC, 207 S. SANTA ANITA STREET, STE G-10, SAN GABRIEL, CA 91776

VIOLATION(S):

Section 118-71 Tree removal permit required; exceptions
Section 122-212 Site plan approval required

LOCATION: Vacant lot at 1300 block of NW 14th St

CASE NO: 2022_8894, OFFICER JENNIPHER BULLER

CITY OF OCALA

VS.

SCHEEL ENTERPRISES INC, C/O WILLIAM B SCHEEL,(REGISTERED AGENT), 114 SE 1ST ST #9, GAINESVILLE FL 32601-6879

VIOLATION(S):

Section 102-308 Illicit discharge prohibitions and exceptions

LOCATION: 8 S MAGNOLIA AVE

CASE NO: 2022_8911, OFFICER JENNIPHER BULLER

CITY OF OCALA

VS.

WRA, EASY STREET BUSINESS CENTRE POA INC, 1700 SE 17TH ST STE 300, OCALA FL 34471-4663, AND EASY STREET BUSINESS CENTRE POA INC, PO BOX 5130, OCALA, FL 34478

VIOLATION(S):

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

LOCATION: 1900 BLOCK SW 19TH ST

CASE NO: 2022_9067, OFFICER JENNIPHER BULLER

CITY OF OCALA

VS.

FLOCAI02 GOOD 808 SW 12TH ST LLC, C/O GLADSTONE COMMERCIAL CORP, 1521 WESTBRANCH DR STE 100, MCLEAN VA 22102-3211, AND SIGNATURE BRANDS, 808 SW 12TH ST., OCALA FL 34471

VIOLATION(S):

Section 102-308 Illicit discharge prohibitions and exceptions

LOCATION: 808 SW 12TH ST

CASE NO: 2023_9161, OFFICER JENNIPHER BULLER

CITY OF OCALA

VS.

EDGEFIELD FLORIDA PROPERTIES LLC, 221 NW 16TH ST SUITE 2, ATLANTA GA 30363-1026

VIOLATION(S):

- | | |
|----------------|--|
| Section 34-91 | Definitions |
| Section 34-95 | Weeds; accumulations of trash or other unsightly or unsanitary matter |
| Section 34-146 | Vacant commercial structures |
| 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: 1732 NE 25TH AVE

CASE NO: 2021_7403, OFFICER JENNIPHER BULLER

CITY OF OCALA

VS.

BOOMTOWN CONCRETE PUMPING LLC, C/O JESSE TERRELL, 11710 SE 1ST STREET RD, SILVER SPRINGS FL 34488-2603

VIOLATION(S):

- | | |
|-----------------|-----------------------------|
| Section 122-51 | Building permit required |
| Section 122-212 | Site plan approval required |

LOCATION: 1836 NW 21ST ST

CASE NO: 2021_6592, OFFICER JENNIPHER BULLER

CITY OF OCALA

VS.

BWT PROPERTY MANAGEMENT INC, 1302 EASTPORT RD, JACKSONVILLE FL 32218-2218, AND BWT PROPERTY MANAGEMENT, INC., 1121 BAISDEN RD, JACKSONVILLE FL 32218, AND BARRON'S WHOLESALE TIRE, LLC, 817 NW 30TH AVE, OCALA FL 34475

VIOLATION(S):

- | | |
|-----------------|---|
| Section 122-219 | Conformance with approved plan; changes to approved plan; certification of compliance; maintenance of improvements. |
| Section 122-763 | Permitted accessory uses |
| Section 122-767 | Approval of additional outdoor storage |

LOCATION: 817 NW 30TH AVE

CASE NO: 2022_8871, OFFICER ROBERT MOORE

CITY OF OCALA

VS.

IDR DEVELOPMENT LLC, 1734 60TH ST, BROOKLYN NY 11204-2205

VIOLATION(S):

Section 34-91

Definitions

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

LOCATION:

2300 BLK W SILVER SPRINGS

CASE NO: 2022_8965, OFFICER ROBERT MOORE

CITY OF OCALA

VS.

HERRMANN LADDEN, PO BOX 4473, OCALA FL 34478-4473

VIOLATION(S):

Section 122-51

Building permit required

Section 94-82

Certificates of appropriateness

LOCATION:

726 SE 3RD ST

CASE NO: 2022_8940, OFFICER ROBERT MOORE

CITY OF OCALA

VS.

KOSTREBA SYDIA LYNN, 407 SW 11TH AVE, OCALA FL 34471-1511

VIOLATION(S):

Section 122-1193

Parking of trailers and commercial vehicles in residential districts; use of trailers and portable containers for storage purposes

Section 34-121

Definitions

Section 34-122

Abandoned or derelict vehicles

LOCATION:

407 SW 11TH AVE

CASE NO: 2022_8546, OFFICER ROBERT MOORE

CITY OF OCALA

VS.

REDDICK LORENZO V JR, 3517 DOMINO DR, ORLANDO FL 32805-2960

VIOLATION(S):

Section 34-91

Definitions

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

LOCATION:

1700 BLK SW 1ST ST

CITY OF OCALA

VS.

COLEMAN MARCHETA JOHNSON DARIS ET AL, 2341 SW THIRD ST, OCALA FL 34471-196

VIOLATION(S):

Section 34-91
Section 34-95
Section 82-181
Section 82-182
Section 82-183
Section 82-184

Definitions
Weeds; accumulations of trash or other unsightly or unsanitary matter
Definition
Dangerous buildings declared nuisance; abatement required; time limits
Unsafe electrical conditions, authority to discontinue electrical service
Standards for ordering repair, vacation or demolition

LOCATION:

2346 SW 3RD ST

CITY OF OCALA

VS.

BONILLA RODRIGUEZ AXEL, GRANJA HERRERA LAURA PATRICIA, 312 SE 37TH AVE, OCALA FL 34471-3044

VIOLATION(S):

Section 122-1193
Section 34-91
Section 34-95

Parking of trailers and commercial vehicles in residential districts; use of trailers and portable containers for storage purposes
Definitions
Weeds; accumulations of trash or other unsightly or unsanitary matter

LOCATION:

312 SE 37TH AVE

CITY OF OCALA

VS.

WAUN HEIDI MARIE, 630 NE 9TH AVE, OCALA FL 34470-5329

VIOLATION(S):

Section 122-51

Building permit required

LOCATION:

804 NE 9TH AVE

REMOVED

CASE NO: 2022_8977, OFFICER TRACY GILLYARD

CITY OF OCALA

VS.

WHALEY CAROLYN, 16015 NW 104TH TER, REDDICK FL 32686-2523

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

LOCATION: 2036 NW 3RD ST

CASE NO: 2022_9003, OFFICER TRACY GILLYARD

CITY OF OCALA

VS.

LUBIN GILBERT, LUBIN LUCIE, 13310 SW 80TH ST, DUNNELLON FL 34432-3211

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: 2000blk of SW 1st ST

CASE NO: 2022_8986, OFFICER TRACY GILLYARD

CITY OF OCALA

VS.

THE FLORIDA 7 LAND TRUST, 1936 BRUCE B DOWNS BLVD UNIT 551, WESLEY CHAPEL FL 33544-9262

VIOLATION(S):

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

LOCATION: 1947 SW 1ST ST

CASE NO: 2023_9081, OFFICER TRACY GILLYARD

CITY OF OCALA

VS.

SQUIRES APRIL, 2602 NE 3RD AVE, OCALA FL 34470-3519

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: 2602 NE 3RD AVE

CASE NO: 2022_8978, OFFICER TRACY GILLYARD

CITY OF OCALA

VS.

DELIFORD EVA THOMPSON EST OF, C/O BETTY F TANNER, 3206 SE 48 TER, OCALA FL 34480-1600

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 122-332	Permitted Uses (R-2)

LOCATION: 2000blk of NW 1st ST

CASE NO: 2022_8979, OFFICER TRACY GILLYARD

CITY OF OCALA

VS.

CURTIS CHRISTOPHER W, CURTIS ANGLETT E, PO BOX 2292, OCALA FL 34478-2292

VIOLATION(S):

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

LOCATION: 2045 NW 1ST ST

CITY OF OCALA

VS.

PASTRANA JAIME, PASTRANA MABEL, 705 NE 44TH AVE, OCALA FL 34470-8165

VIOLATION(S):

Section 122-51 Building permit required

LOCATION: 705 NE 44TH AVE

CITY OF OCALA

VS.

LEWIS LULA MAE, LEWIS MANUEL JR EST, 2050 NW 63RD ST, OCALA FL 34475-3024

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: 1821 NW 3RD ST

OLD BUSINESS:

**REQUEST FOR
PETITION:**

N/A

Consent agenda for Non-Compliance (MASSEY) Hearing

G	2022_8674	SILVER SPRINGS EQUITIES LLC	4920 E SILVER SPRINGS BLVD ALL UNITS
G	2022_8751	PROGRESSIVE RESTAURANTS INC	3501 W SILVER SPRINGS BLVD
H	2022_7693	WOODS PARK E JR	1509 NW 20TH CT
H	2022_8269	KNIGHT RODNEY	1100 BLOCK OF NW MLK AVE
H	2022_7843	GINLOCK CHRISTINE	1013 NW 4TH ST
J	2022_8814	BELLECHASE MASTER HOA INC	400 BLOCK SE 44TH RD
J	2022_8813	BELLECHASE MASTER HOA INC	400 BLOCK SE 44TH RD
J	2022_8620	KRR OCALA LLC	3394 SW COLLEGE RD TELEPHONICALLY
J	2022_7596	LEWCO INC	3901 NW BLITCHTON RD
J	2022_7444	OMEGA BEHAVIOR ANALYSIS LLC	948 NE 3RD ST
J	2022_8700	WMC HOMES LLC	321 S MAGNOLIA AVE
R	2022_8320	COLCHESTER INSURANCE COMPANY	2035 SW COLLEGE RD
R	2022_8844	SSJA LLC	505 SE 1ST AVE
R	2022_8616	PADDOCK VILLAS HOME OWNERS ASSOC	3440 SW 19TH ST
R	2022_7500	SINGH DAVID	701/703/705 TUSCAWILLA AVE
R	2022_8744	GREEN GABLES APTS LTD	2600 SW 10TH ST UNIT 1403
S	2022_8702	DAVIS JACK D III	623 SE 18TH ST
T	2022_7772	BRKK PROPERTIES LLC	201 NE 31ST TER
T	2022_8367	SP SM APARTMENTS LLC	2843 NE 7TH ST UNIT D
T	2022_8886	SP SM APARTMENTS LLC	2861 NE 7TH ST APT D
T	2022_8622	SOUTHWEST PROPERTIES LLC	1104 NE 19TH ST
T	2022_8714	DENHART KARL J JR	1110 NE 8TH AVE

DISCUSSION:

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

**COMMENTS BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE
ADJOURNMENT.**