



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

Lisa Singleton,
Code Enforcement Specialist

Wednesday, April 26, 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
APRIL 26, 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: 2023_9070, OFFICER GREGORY S ANDERSON

CITY OF OCALA

VS.

LIVINGSTON JANICE LEE EST, KATZ CHARLOTTE, C/O CHARLOTTE KATZ PER REP, 4540 SE 8TH ST, OCALA FL 34471-3256, RAUL PARRA, 1592 N. MAIN ST, CENTERVILLE, UTAH 84014, RAISE INVESTMENT LLC, C/ORAU PARRA (REGISTERED AGENT), 4540 SE 8TH ST, OCALA, FL 34471, EASY STREET CAPITAL, 1201 E. CESAR CHAVEZ ST, AUSTIN, TX. 78702

VIOLATION(S):

- | | |
|----------------|---|
| Section 122-51 | Building permit required |
| 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: 4540 SE 8TH ST

CASE NO: 2023_9107, OFFICER HECTOR DELVALLE REYES

CITY OF OCALA

VS.

VEREEN LILLIAN, TILLMAN VIVIAN VEREEN EST ET AL, C/O WILLIE WILLIAMS, PO BOX 2272, BRUNSWICK GA 31521-2272

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 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: 106 NW MARTIN L KING AVE

CASE NO: 2023_9093, OFFICER HECTOR DELVALLE REYES

CITY OF OCALA

VS.

JONES BENJAMIN J, 1480 PARK ST, CLEARWATER FL 33755-5330

VIOLATION(S):

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

LOCATION: 1321 NW 7TH ST

CASE NO: 2023_9121, OFFICER HECTOR DELVALLE REYES

CITY OF OCALA

VS.

SERENITY HOLISTIC RESIDENTIAL CARE CORP, ALBRITTON, TINA R (REGISTERED AGENT), 7575 W HWY 326, OCALA FL 34482-1242

VIOLATION(S):

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

LOCATION: 2700 BLOCK OF NW 21st ST

CASE NO: 2023_9227, OFFICER JENNIPHER BULLER

CITY OF OCALA

VS.

MAGNOLIA OCALA PLAZA LP, 165 STATESMAN DR, MISSISSAUGA ON L5S1X4, CANADA

VIOLATION(S):

Section 102-308 Illicit discharge prohibitions and exceptions

LOCATION: 2602 SW 19TH AVENUE RD ALL UNITS

CASE NO: 2023_9125, OFFICER JENNIPHER BULLER

CITY OF OCALA

VS.

JENEDDY FLORIDA HOLDINGS LLC, C/O ARTHUR B WAGANHEIM (REGISTERED AGENT), 14922 SW 33RD ST, DAVIE FL 33331-2710, AND DOLLAR GENERAL #15544, 3751 S PINE AVE, OCALA FL 34471, AND DOLLAR GENERAL CORPORATE HEADQUARTERS, 100 MISSION RIDGE, GOODLETTSVILLE TN 37072

VIOLATION(S):

Section 34-91	Definitions
Section 34-95	Weeds; accumulations of trash or other unsightly or unsanitary matter
Section 54-8	Prohibited acts
Section 82-3	Barbed wire, electrified fences, razor wire and fences/walls
Section 122-219	Conformance with approved plan; changes to approved plan; certification of compliance; maintenance of improvements.

LOCATION: 3751 S PINE AVE

CASE NO: 2023_9117, OFFICER TRACY GILLYARD

CITY OF OCALA

VS.

MCCRAY CECIL ALFONZO SR, 13204 PLANTATION LAKE CIR, SANFORD FL 32771-7347

VIOLATION(S):

Section 122-332	Permitted Uses (R-2)
Section 34-121	Definitions
Section 34-122	Abandoned or derelict vehicles

LOCATION: 1700blk of NW 2nd ST

CASE NO: 2023_9160, OFFICER TRACY GILLYARD

CITY OF OCALA

VS.

BURTON GEORGE, 1108 E 74TH ST, CLEVELAND OH 44103-4855

VIOLATION(S):

Section 122-33	Permitted Uses (R-2)
Section 34-91	Definitions
Section 34-95	Weeds; accumulations of trash or other unsightly or unsanitary matter

LOCATION: 2100 BLK of SW 1st ST

CASE NO: 2023_9159, OFFICER TRACY GILLYARD

CITY OF OCALA

VS.

ALLEN ARNETTE, 11855 NW 100TH ST, OCALA FL 34482-8646

VIOLATION(S):

Section 34-91	Definitions
Section 34-95	Weeds; accumulations of trash or other unsightly or unsanitary matter
Section 122-332	Permitted Uses (R-2)
Section 34-121	Definitions
Section 34-122	Abandoned or derelict vehicles

LOCATION: 2000 BLK OF NW 1ST ST

OLD BUSINESS:
REQUEST FOR PETITION:

CASE NO: 2021_6339, OFFICER JENNIPHER BULLER

CITY OF OCALA

VS.

HAMPTON GWENDOLYN, HAMPTON RONALD M SR,

VIOLATION(S):

Section 82-511	Definitions
Section 82-512	Barrier required
Section 82-517	Abandoned, neglected, inoperable or hazardous swimming pools and spas

LOCATION: 2646 W SILVER SPRINGS BLVD

CITY OF OCALA

VS.

HAMPTON GWENDOLYN, HAMPTON RONALD M SR,

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 Standards for
- Section 82-184 ordering repair, vacation or demolition
- Section 82-3 Barbed wire, electrified fences, razor wire and fences/walls

LOCATION: 2646 W SILVER SPRINGS BLVD

Consent agenda for Non-Compliance (Massey) Hearing

S	2022_8793	REALTY INCOME PROPERTIES 13 LLC	2195 NW 10TH ST
S	2022_9024	EAST EWEN / EAST MILDRED	2210 NW 18TH ST
S	2022_9032	VAUGHNS EDYTH M EST	1521 NW 16TH CT
S	2022_8751	PROGRESSIVE RESTAURANTS INC	3501 W SILVER SPRINGS BLVD
TELEPHONICALLY	H 2022_8504	PRASAD MURARI	620 NW 7TH AVE
H	2022_8897	WILLIAMS LARRY	520 NW 2ND ST
J	2022_8911	WRA EAST STREET BUSINESS CENTRE POA INC	1900 BLK SW 19TH ST
J	2022_9067	FLOCA102 GOOD 808 SW 12TH ST LLC	808 SW 12TH ST
J	2022_8620	KRR OCALA LLC	3394 SW COLLEGE RD
J	2022_8700	WMC HOMES LLC	321 S MAGNOLIA AVE
R	2022_7974	AJTUN FELIX	4071 SW 30TH ST
R	2022_8871	IDR DEVELOPMENT LLC	2300 BLK W SILVER SPRINGS BLVD
R	2022_8965	HERRMANN LADDEN	726 SE 3RD ST
R	2022_8744	GREEN GABLES APARTMENTS LTD	2600 SW 10TH ST UNIT #1403
T	2022_8367	SP SM APARTMENTS LLC	2843 NE 7TH ST UNIT D
T	2022_8886	SP SM APARTMENTS LLC	2861 NE 7TH ST UNIT D
T	2022_8977	WHALEY CAROLYN	2036 NW 3RD ST
T	2022_9003	LUBIN GILBERT / LUBIN LUCIE	2000 BLK OF SW 1ST ST
T	2022_8986	THE FLORIDA 7 LAND TRUST	1947 SW 1ST ST
T	2023_9081	SQUIRES APRIL	2602 NE 3RD AVE
T	2022_8978	DELIFORD EVA THOMPSON EST OF	2000 BLK OF NW 1ST ST
T	2022_8979	CURTIS CHRISTOPHER W / CURTIS ANGLETT E	2045 NW 1ST ST

DISCUSSION:

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

COMMENTS BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE

ADJOURNMENT.