



Ocala Municipal Code Enforcement Board Agenda Thursday, July 13, 2023

Meeting Information

Location

City Hall
Council Chambers - Second Floor
110 SE Watula Avenue

<https://www.ocalafl.org/meetings>

Time

5:30 PM

Board Members:

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

Board Attorney:

Christopher A. Anderson
Attorney for Code Board

Staff:

James Pogue
Manager, Code Enforcement

Jeff Ball
Senior Code Officer, Code Enforcement

Yiovanni Santiago
Code Enforcement Specialist

Lisa Singleton
Code Enforcement Specialist

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.

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.

1. Invocation
2. Pledge of Allegiance
3. Roll Call
4. Proof of Publication # _____ Published: _____
5. Approval of Minutes
6. Swear in Officers
7. New Business

Case No: 2022_7692 Officer: Hector Delvalle Reyes

CITY OF OCALA

VS.

COOK WALTER EST, 1417 NW 19TH AVE, OCALA, FL 34475-4921, ALVIS SMITH, 5004 SW 104TH LOOP, OCALA, FL 34476, SELECT PORTFOLIO SERVICING, 11802 RIDGE PKWY, SUITE 100, BROOMFIELD, CO 80021, FORETHOUGHT LIFE INSURANCE COMPANY, 1 FORETHOUGHT CTR, SUITE 100, BATESVILLE, IN 47006

LOCATION: 1417 NW 19TH AVE

VIOLATION(S):

- Section 122-51 Building permit required
- Section 34-141 Definitions
- Section 34-143 Maintenance requirements
- Section 34-145 Local contact person and local property manager; posting

Case No: 2023_9288 Officer: Robert Moore

REPEAT VIOLATOR

CITY OF OCALA

VS.

RAMDOOLAR CHRISTINA, 2775 NW 49TH AVE, STE 205 #346, OCALA, FL 34482-6213

LOCATION: 918 SW 2ND ST

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

Case No: 2023_9179 Officer: Stephani Smith

CITY OF OCALA

VS.

CLINTON NICOLE, 732 SE 12TH ST, OCALA, FL 34471

LOCATION: 732 SE 12TH ST | 738 SE 12TH ST

VIOLATION(S):

Section 110-51 Work requiring permit

Section 82-151 Standard Housing Code adopted

Case No: 2023_9416 Officer: Tracy Gillyard

CITY OF OCALA

VS.

MACDOUGALL JOHN R, 735 NE 25TH AVE, OCALA, FL 34470-6321

LOCATION: 735 NE 25TH AVE | 737 NE 25TH AVE

VIOLATION(S):

Section 34-32 Water collections

Section 34-91 Definitions

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

Section 82-151 Standard Housing Code adopted

8.Old Business Request for Petition

Case #:2022_8332 (Stephani)

**SCHOOLCRAFT DIANE C, 2909 SE 13TH ST, OCALA, FL
34471-2751 2909 SE 13TH ST**

Consent Agenda for Non-Compliance (MASSEY) Hearing

Case #:2022_7559 (Hector)

**BROWN PATSY, DANIELS MARY LOUISE ET AL, DANIELS JAMES
W JR, DANIELS JEFFREY, DANIELS JOHNNIE**
717 NW 13TH AVE

Case #:2023_9199 (Jennipher)

QSR 30 BUILDING LLC
3490 W SILVER SPRINGS BLVD

Case #:2022_9050 (Jennipher)

COLE FD PORTFOLIO III LLC, C/O FAMILY DOLLAR STORE #28593
3660 SE MARICAMP RD

Case #:2023_9295 (Robert)

MACK HERBERT M EST, C/O URTORIO BROWN
1212 SW 2ND ST

10. Discussion

- 10a. Comments by those who wish to address the Municipal Code Enforcement Board
- 10b. Comments by the Municipal Code Enforcement Board

11. Adjournment