



Ocala Municipal Code Enforcement Board Agenda - Final

Thursday, August 10, 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

Staff:

James Pogue
Manager, Code Enforcement

Jeff Ball
Code Enforcement Senior Officer

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: 2023_9439](#) [Officer: Gregory S Anderson](#)

CITY OF OCALA

VS.

HARVEY FLORRIE EST, C/O WALTER HARVEY, 629 NW 10TH PL, OCALA, FL 34475-5451

LOCATION: 629 NW 10TH PL

VIOLATION(S):

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

[Case No: 2023_9530](#) [Officer: Gregory S Anderson](#)

CITY OF OCALA

VS.

CONFREDA RALPH WILLIAM JR, 301 SW 9TH ST, FT LAUDERDALE, FL 33315-3882

LOCATION: 2701 NE 23RD AVE | 2703 NE 23RD AVE

VIOLATION(S):

- Section 118-76 Removal of trees that endanger health or safety

[Case No: 2022_9030](#) [Officer: Gregory S Anderson](#)

CITY OF OCALA

VS.

WINGO RUFUS, 1633 NW 14TH ST, OCALA, FL 34475-4967

LOCATION: 1633 NW 14TH ST

VIOLATION(S):

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

[Case No: 2023_9472](#) [Officer: Gregory S Anderson](#)

CITY OF OCALA

VS.

**SINGH JAINARINE, SINGH LILAUTI, 12 CASTLEFORD DR,
SCARBOROUGH ON M1T3X5, CANADA**

LOCATION: 1007 NE 20TH ST

VIOLATION(S):

Section 34-91 Definitions

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

[Case No: 2023_9494](#) [Officer: Gregory S Anderson](#)

CITY OF OCALA

VS.

**BURKE HENRY JAMES, CASTELLO LINDA ANN, 8100 S MAGNOLIA AVE,
OCALA, FL 34476**

LOCATION: 1114 NE 12TH ST

VIOLATION(S):

Section 118-76 Removal of trees that endanger health or safety

[Case No: 2022 7750 Officer: Hector Delvalle Reyes](#)

CITY OF OCALA

VS.

**JOHNSON HELEN R EST, C/O DONNETTE M SANDERS PER. REP., 1501 NW
19TH AVE, OCALA, FL 34475-4971**

LOCATION: 1501 NW 19TH AVE

VIOLATION(S):

Section 82-151 Standard Housing Code adopted

[Case No: 2023 9482 Officer: Hector Delvalle Reyes](#)

CITY OF OCALA

VS.

**MILLARES KEVIN, TORRES OSCAR, 1921 NW 12TH ST, OCALA, FL
34475-5329**

LOCATION: 1913 NW 12TH 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 82-184 Standards for ordering repair, vacation or demolition

[Case No: 2023 9483](#) [Officer: Hector Delvalle Reyes](#)

CITY OF OCALA

VS.

**WILLIAMS RODERICK, BRIGHAM SENTH, 1926 NW 12TH ST, OCALA, FL
34475-5315**

LOCATION: 1926 NW 12TH ST

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

[Case No: 2023 9623](#) [Officer: Hector Delvalle Reyes](#)

REPEAT VIOLATOR

CITY OF OCALA

VS.

BROWN NORMAN, 9771 SE 144TH ST, SUMMERFIELD, FL 34491-3650

LOCATION: 2628 NW 6TH AVE

VIOLATION(S):

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

[Case No: 2023 9089](#) [Officer: Hector Delvalle Reyes](#)

CITY OF OCALA

VS.

**LEE CHARLIE MAE EST, C/O DEBRA AND RITA LEE, 1035 NE 13TH ST,
OCALA, FL 34470-5409**

LOCATION: 1832 NW 3RD ST

VIOLATION(S):

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

[Case No: 2023 9531 Officer: Jennipher Buller](#)

CITY OF OCALA

VS.

**OCALA EXECUTIVE APARTMENTS INC, PO BOX 1496, OCALA, FL
34478-1496**

LOCATION: 726 SE 14TH ST, ALL UNITS

VIOLATION(S):

Section 54-8 Prohibited acts

[Case No: 2023 9101 Officer: Jennipher Buller](#)

CITY OF OCALA

VS.

**ALL AMERICAN OIL LLC, C/O RAJENDRA SHAH (R/A), 380 COMMERCE
PKWY, ROCKLEDGE, FL 32955-4280**

LOCATION: 1010 S PINE AVE

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

[Case No: 2023 9247 Officer: Jennipher Buller](#)

CITY OF OCALA

VS.

**SCHOENBACHLER ENTERPRISES LLC, 4115 205TH AVE SE, SAMMAMISH,
WA 98075**

LOCATION: 2711 SW 27TH AVE

VIOLATION(S):

Section 122-219 Conformance with approved plan; changes to approved plan; certification of compliance; maintenance of improvements

[Case No: 2023 9537 Officer: Jennipher Buller](#)

CITY OF OCALA

VS.

TIPPETT TYLER D, 4401 SE 17TH ST, OCALA, FL 34471-7103

LOCATION: 4401 SE 17TH ST

VIOLATION(S):

Section 34-91 Definitions

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

[Case No: 2023 9419 Officer: Jennipher Buller](#)

CITY OF OCALA

VS.

IRISHTOWN LLC, C/O DELANEY, 49 W 72ND ST APT 4AB, NEW YORK, NY 10023, IRISHTOWN LLC, 13 ROBIN RD, RUMSON, NJ 07760, PDQ OCALA, 3410 SW COLLEGE RD, OCALA, FL 34474

LOCATION: 3410 SW COLLEGE RD

VIOLATION(S):

Section 118-71 Tree removal permit required; exceptions

Section 122-219 Conformance with approved plan; changes to approved plan; certification of compliance; maintenance of improvements

[Case No: 2023 9424 Officer: Robert Moore](#)

CITY OF OCALA

VS.

WATER COURT TRUST, PO BOX 5745, CLEARWATER, FL 33758-5745

LOCATION: 1334 SE 33RD TER

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

[Case No: 2023 9534 Officer: Stephani Smith](#)

CITY OF OCALA

VS.

**DANDRIDGE BRIAN L, DANDRIDGE SARA L, 1166 SE 44TH AVE, OCALA,
FL 34471-3230**

LOCATION: 1166 SE 44TH AVE

VIOLATION(S):

Section 122-1193 Parking of trailers and commercial vehicles in residential districts; use of trailers and portable containers for storage purposes

[Case No: 2023 9598 Officer: Stephani Smith](#)

REPEAT VIOLATOR

CITY OF OCALA

VS.

**RODDIN WILLIAM, RODDIN NORMA, 3820 SW 29TH PL, OCALA, FL
34474-4312**

LOCATION: 3820 SW 29TH PL

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 82-183	Unsafe electrical conditions, authority to discontinue electrical service
Section 82-184	Standards for ordering repair, vacation or demolition

8. Old Business

Request for Petition

[Case # 2020 5395 \(Jennipher\)](#)

COMPLETE ROOFING & REMODELING SERVICE INC.
1135 NE 9TH AVE | 1137 NE 9TH AVE

[Case # COM17 0204 \(Robert\)](#)

MCCORMICK, MARTHA
419 SW 13TH AVE

Consent Agenda for Non-Compliance (MASSEY) Hearing

[Case # 2023 9179 \(Stephani\)](#)

CLINTON NICOLE

732 SE 12TH ST | 738 SE 12TH ST

9. Discussion

9a. Comments by those who wish to address the Municipal Code Enforcement Board

9b. Comments by the Municipal Code Enforcement Board

10. Adjournment