



# Ocala Municipal Code Enforcement Board Agenda

## Thursday, September 14, 2023

### Meeting Information

#### *Location*

City Hall  
Council Chambers - Second Floor  
110 SE Watula Avenue

<https://www.ocalafl.gov/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:

Dale Hollingsworth  
Manager, Code Enforcement

#### Jennipher Buller

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\_9443 Officer: Gregory S Anderson

**CITY OF OCALA**

**VS.**

**FANNY CRUZ, TANIA HERNANDEZ, 4651 SW 110TH LN, OCALA, FL  
34476-4319**

**LOCATION:** 616 NW 10TH PL, OCALA

**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
Section 82-3	Barbed wire, electrified fences, razor wire and fences/walls
Section 82-183	Unsafe electrical conditions, authority to discontinue electrical service
Section 122-51	Building permit required

Case No: 2023\_9640 Officer: Gregory S Anderson

**CITY OF OCALA**

**VS.**

**SINGH BRIDGEMOHAN ROOPNAUTH, 1007 NE 19TH ST, OCALA, FL  
34470-4267**

**LOCATION:** 1007 NE 19TH ST, OCALA

**VIOLATION(S):**

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

Case No: 2023\_9070 Officer: Gregory S Anderson

**CITY OF OCALA**

**VS.**

**RAISE INVESTMENT LLC, C/O RAUL PARRA (R/A), 4540 SE 8TH ST, OCALA, FL 34471, RAUL PARRA, 1592 N MAIN ST, CENTERVILLE, UTAH 84014, EASY STREET CAPITAL, 1201 E CESAR CHAVEZ ST, AUSTIN, TX 78702**

**LOCATION:** 4540 SE 8TH ST, OCALA

**VIOLATION(S):**

Section 122-51	Building permit required
Section 82-181	Definition
Section 82-182	Dangerous buildings declared nuisance; abatement required; time
Section 82-183	limits Unsafe electrical conditions, authority to discontinue electrical
Section 82-184	service Standards for ordering repair, vacation or demolition

Case No: 2023\_9927 Officer: Gregory S Anderson

**CITY OF OCALA**

**VS.**

**BROWNFOX LLC, 1740 SE 18TH ST, UNIT 901, OCALA, FL 34471-5445, BROWNFOX LLC, C/O CINDY'S FLORIDA LLC (R/A), 8051 N TAMiami TRAIL, STE 6, SARASOTA, FL 34243**

**LOCATION:** 4205 NE 7TH ST, OCALA

**VIOLATION(S):**

**Section 122-51** Building permit required

Case No: 2023\_9876 Officer: Gregory S Anderson

**CITY OF OCALA**

**VS.**

**HARDIN BOBBY G TR, HARDIN CAROLYN L TR, HARDIN BOBBY &  
CAROLYN REV TRUST, 1414 SE 18TH AVE, OCALA, 34471-4106**

**LOCATION:** 2205 NE 6TH PL, OCALA

**VIOLATION(S):**

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

Case No: 2023\_9865 Officer: Gregory S Anderson

**CITY OF OCALA**

**VS.**

**MCCLOSKEY FRANKLIN L, 1124 NE 23RD ST, OCALA, FL  
34470-4351**

**LOCATION:** 1124 NE 23RD ST | 2212 NE 11TH CT, OCALA

**VIOLATION(S):**

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

Section 82-151 Standard Housing Code adopted

Case No: 2023\_9824 Officer: Gregory S Anderson

**CITY OF OCALA**

**VS.**

**FAMILY DISCOUNT PORTFOLIO II DST, C/O DOLLAR TREE INC. FAMILY DOLLAR STORE #30279, ATTN: DEPT. 300, 500 VOLVO PKWY, CHESAPEAKE, VA 23320-1604, CT CORPORATION SYSTEM (R/A), 1200 SOUTH PINE ISLAND ROAD, PLANTATION, FL 33324, FAMILY DISCOUNT PORTFOLIO II DST, 2901 BUTTERFIELD ROAD, OAK BROOK, IL 60523**

**LOCATION:** 990 NW 15TH AVE, OCALA

**VIOLATION(S):**

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

Case No: 2023\_9597 Officer: Hector Delvalle Reyes

**CITY OF OCALA**

**VS.**

**SAMUEL ALEXIS, 9611 POTOMAC DR, FT WASHINGTON, MD 20744-6934**

**LOCATION:** 225 NW 16TH CT, OCALA

**VIOLATION(S):**

Section 34-91 Definitions

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

Case No: 2023\_9711 Officer: Hector Delvalle Reyes

**CITY OF OCALA**

**VS.**

**LAU CYNTHIA, PO BOX 80620, SAN MARINO, CA 91118-8620**

**LOCATION:** 2065 NW 4TH AVE, OCALA

**VIOLATION(S):**

Section 34-146 Vacant commercial structures

Section 34-91 Definitions

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

Case No: 2023\_9698 Officer: Hector Delvalle Reyes

**REPEAT VIOLATOR**

**CITY OF OCALA**

**VS.**

**SMITH RICHARD L, 1933 NW 4TH ST, OCALA, FL 34475-6030**

**LOCATION:** 1933 NW 4TH ST, OCALA

**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

Case No: 2023\_9607 Officer: Hector Delvalle Reyes

**CITY OF OCALA**

**VS.**

**BRANCH WILMER, 1643 NW 3RD ST, OCALA, FL  
34475-6347**

**LOCATION:** 231 NW 16TH CT, OCALA

**VIOLATION(S):**

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

Case No: 2023\_9071 Officer: Hector Delvalle Reyes

**CITY OF OCALA**

**VS.**

**THREAD LEONEL, THREAD EUGENIA, 2716 NW 18TH AVE, OCALA, FL  
34475-4241**

**LOCATION:** 1832 NW 28TH ST, OCALA

**VIOLATION(S):**

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 82-183	Unsafe electrical conditions, authority to discontinue electrical service
Section 82-184	Standards for ordering repair, vacation or demolition
Section 122-55	Expiration of building permit; extension of time

Case No: 2023\_9156 Officer: Hector Delvalle Reyes

**CITY OF OCALA**

**VS.**

**MCNEIL SAMUEL LEE, MCNEIL CURTIS ET AL, MCNEIL EDDIE LEE,  
5679 CHARLESTON ST, ORLANDO, FL 32807-2133**

**LOCATION:** 900 BLK OF NW 8TH AVE, OCALA

**VIOLATION(S):**

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

Case No: 2022\_7908 Officer: Jennipher Buller

**CITY OF OCALA**

**VS.**

**BOONE EUGENE, BOONE OWEN, 3740 NW BLITCHTON RD, OCALA, FL  
34475-4636**

**LOCATION:** 3740 NW BLITCHTON RD, OCALA

**VIOLATION(S):**

Section 110-161	Temporary signs, real estate signs and construction signs
Section 122-51	Building permit required

Case No: 2023\_9912 Officer: Jennipher Buller

**REPEAT VIOLATOR**

**CITY OF OCALA**

**VS.**

**RKG4 LLC, 1623 SW 1ST ST, OCALA, FL 34471**

**LOCATION:** 3600 W SILVER SPRINGS BLVD, ALL UNITS, OCALA

**VIOLATION(S):**

Section 34-91 Definitions

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

Case No: 2023\_9672 Officer: Jennipher Buller

**CITY OF OCALA**

**VS.**

**FORT KING VILLAS CONDOMINIUM ASSOCIATION, AS DESC IN, OR  
1166/841, FORT KING VILLAS LLC, C/O RANCE KAY (R/A), 407 S MAGNOLIA  
AVE, OCALA, FL 34471-1161**

**LOCATION:** 1300 BLK OF E FT KING ST, OCALA

**VIOLATION(S):**

Section 34-91 Definitions

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

Section 118-75 Removal of dead or damaged trees

Case No: 2022\_8474 Officer: Jennipher Buller

**CITY OF OCALA**

**VS.**

**MARION RENTALS LLC, 809 NE 25TH AVE, OCALA, FL 34470-6319, MARION  
RENTALS LLC, C/O SETH P MCBRIDE (R/A), 8440 SE 21ST AVE, OCALA, FL 34480**

**LOCATION:** 315 SE WATULA AVE, OCALA

**VIOLATION(S):**

Section 82-151 Standard Housing Code adopted

Section 94-101 Affirmative maintenance requirements; demolition by neglect

Section 122-51 Building permit required



Case No: 2022\_8058 Officer: Stephani Smith

**CITY OF OCALA**

**VS.**

**YANG WEIHUA WADE, 2467 BARONSMEDE CT, WINTER GARDEN, FL  
34787-4680**

**LOCATION:** 1776 NE 17TH ST, OCALA

**VIOLATION(S):**

Section 82-181	Definition
Section 82-182	Dangerous buildings declared nuisance; abatement required; time
Section 82-184	limits Standards for ordering repair, vacation or demolition

Case No: 2023\_9384 Officer: Stephani Smith

**CITY OF OCALA**

**VS.**

**PREVATT MATTHEW, 2922 NE 17TH TER, OCALA, FL 34479-3375**

**LOCATION:** 2922 NE 17TH TER, OCALA

**VIOLATION(S):**

Section 82-151	Standard Housing Code adopted
Section 122-1193	Parking of trailers and commercial vehicles in residential districts; use of trailers and portable containers for storage purposes

Case No: 2023\_9710 Officer: Stephani Smith

**CITY OF OCALA**

**VS.**

**SABATINO ANTHONY, 26314 CNTY RD 44A, EUSTIS, FL 32736-9334**

**LOCATION:** 3139 SE 8TH ST, OCALA

**VIOLATION(S):**

Section 122-1193 Parking of trailers and commercial vehicles in residential districts; use of trailers and portable containers for storage purposes  
Section 122-312 Permitted uses

Case No: 2023\_9694 Officer: Stephani Smith

**REPEAT VIOLATOR**

**CITY OF OCALA**

**VS.**

**WASHINGTON FREDRIC, 5360 SW 86TH LN, OCALA, FL 34476-3866**

**LOCATION:** 934 NE 28TH AVE, OCALA

**VIOLATION(S):**

Section 34-91 Definition  
Section 34-95 Weeds; accumulations of trash or other unsightly or unsanitary matter  
Section 34-32 Water collections

Case No: 2023\_9790 Officer: Stephani Smith

**CITY OF OCALA**

**VS.**

**SP SM APARTMENTS LLC, 31899 DEL OBISPO ST, STE 150, SAN JUAN CAPISTRANO, CA 92675-3244**

**LOCATION:** 2847 NE 7TH ST, APT G & C, OCALA

**VIOLATION(S):**

Section 34-91 Definition  
Section 34-95 Weeds; accumulations of trash or other unsightly or unsanitary matter  
Section 82-181 Definition  
Section 82-184 Standards for ordering repair, vacation or demolition

**8. Request for Petition**

Case # 2021\_7212 ( Jennipher)

**YOUNG CHAPEL CEMETERY, C/O YOUNG CHAPEL AME CHURCH**  
3000 BLK OF NW 33RD AVE, OCALA

Case # COM18\_0381 (Robert)

**MILTON GROUP PROPERTIES, LLC f/k/a MILTON GROUP PROPERTIES, INC**  
2516 SW 27TH AVE, OCALA

Case # 2021\_6470 (Robert)

**MARION MEDICAL HOLDINGS INC, C/O DAWN TOTTLE, MARION**  
**MEDICAL HOLDINGS INC, C/O RAM VASUDEVAN (R/A)**  
1040 SW 1ST AVE, OCALA

**9. Old Business**

**Consent Agenda for Non-Compliance (MASSEY) Hearing**

Case # 2022\_7925 (Hector)

**DFK INVESTMENT HOLDINGS INC, DONNA F KELLEY (R/A)**  
1700 BLK OF NW 8TH AVE, OCALA

Case # 2023\_9179 (Stephani)

**CLINTON NICOLE**  
732 SE 12TH ST | 738 SE 12TH ST, OCALA

**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**