



# Ocala Special Magistrate Agenda

## Wednesday, September 27, 2023

**DRAFT**

**SUBJECT TO CHANGE**

### Meeting Information

*Location*

Ocala City Hall  
Council Chamber, Second Floor  
110 SE Watula Ave

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

*Time*

9:00 AM

Code Enforcement Special Magistrate:  
Thomas J. Dobbins

Staff:

Dale Hollingsworth  
Manager, Code Enforcement

Jennifer Buller  
Code Enforcement Senior Officer

Yiovanni Santiago  
Code Enforcement Specialist

Lisa Singleton  
Code Enforcement Specialist

### 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.

**DOCKET**

- 1. **Call to order by Municipal Code Enforcement Special Magistrate**
- 2. **Order of Business: Any additions/deletions from the agenda**
- 3. **Proof of Publication #: \_\_\_\_\_ Published: \_\_\_\_\_**
- 4. **Swear in Officers**
- 5. **New Business**

Case No: 2023\_9882 Officer: Gregory S Anderson

**CITY OF OCALA**

**VS.**

**MHC SPANISH OAKS LLC, C/O KROLL, 917 W WASHINGTON BLVD PMB 316, CHICAGO, IL 60607-2203, MHC SPANISH OAKS LLC, C/O CT CORPORATION SYSTEM (R/A), 1200 SOUTH PINE ISLAND RD, PLANTATION, FL 33324**

**LOCATION:** 3150 NE 36TH AVE, UNIT 143 OCALA

**VIOLATION(S):**

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

Case No: 2023\_9881 Officer: Gregory S Anderson

**CITY OF OCALA**

**VS.**

**MHC SPANISH OAKS LLC, C/O KROLL, 917 W WASHINGTON BLVD PMB 316, CHICAGO, IL 60607-2203, MHC SPANISH OAKS LLC, C/O CT CORPORATION SYSTEM (R/A), 1200 SOUTH PINE ISLAND RD, PLANTATION, FL 33324**

**LOCATION:** 3150 NE 36TH AVE, UNIT 115 OCALA

**VIOLATION(S):**

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

Case No: 2023\_9748 Officer: Gregory S Anderson

**CITY OF OCALA**

**VS.**

**EXCHANGERIGHT NET LEASED PORTFOLIO 7 DST, PO BOX 60308,  
PASADENA, CA 91116-6308, CORPORATION SERVICE COMPANY (R/A), 1201  
HAYS ST, TALLAHASSEE, FL 32301, DOLLAR GENERAL (TENANT), 2371 NW  
45TH TER, OCALA, FL 34482**

**LOCATION:** 2371 NW 45TH TER, OCALA

**VIOLATION(S):**

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

Case No: 2023\_9641 Officer: Gregory S Anderson

**CITY OF OCALA**

**VS.**

**SANCHEZ ALEJANDRO JR, 14249 SW 120TH CT, MIAMI, FL 33186-6066**

**LOCATION:** 1019 NE 19TH ST, OCALA

**VIOLATION(S):**

Section 118-71 Tree removal permit required; exceptions

Case No: 2023\_9453 Officer: Gregory S Anderson

**CITY OF OCALA**

**VS.**

**BONIFACIO JOSE A, BONIFACIO JULIO C, 618 W 187TH ST #52, NEW YORK,  
NY 10033-1320**

**LOCATION:** 1815 NE 2ND ST | 1817 NE 2ND ST, OCALA

**VIOLATION(S):**

Section 118-71 Tree removal permit required; exceptions

Case No: 2023\_9926 Officer: Hector Delvalle Reyes

**REPEAT VIOLATOR**

**CITY OF OCALA**

**VS.**

**HOLMES WILLIAM WINDELL EST, HOLMES SARA LEE EST ET AL,  
RICHARDSON DAN III, RICHARDSON TERROL L, 11004 CARNES ST, WEEKI  
WACHEE, FL 34613-3860**

**LOCATION:** 1900 BLK OF NW 11TH ST, OCALA

**VIOLATION(S):**

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

Case No: 2023\_9794 Officer: Hector Delvalle Reyes

**REPEAT VIOLATOR**

**CITY OF OCALA**

**VS.**

**DANIELS RALPH III, DANIELS CRISTINA M, 1707 NW 18TH AVE, OCALA, FL  
34475-4935**

**LOCATION:** 1707 NW 18TH AVE, OCALA

**VIOLATION(S):**

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

Case No: 2023\_9868 Officer: Hector Delvalle Reyes

**REPEAT VIOLATOR**

**CITY OF OCALA**

**VS.**

**WILLIAMS ANDREW EST ET AL, WILLIAMS BENITA EST, C/O NATASHA  
WILLIAMS PER REP, 8401 SW 133RD LN RD, OCALA, FL 34473-6842**

**LOCATION:** 2229 NW 24TH RD, OCALA

**VIOLATION(S):**

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

Case No: 2023\_9700 Officer: Hector Delvalle Reyes

**CITY OF OCALA**

**VS.**

**FUQUA SAWMILL FL LLC, 7575 S US HWY 441, LOT 133, OCALA, FL 34480-8060,  
FUQUA SAWMILL FL LLC, C/O DIETZEL GAVEN H (R/A), 4550 SE 95TH ST,  
OCALA, FL 34480**

**LOCATION:** 21699-002-15

**VIOLATION(S):**

Section 122-312 Permitted uses

Case No: 2023\_9096 Officer: Hector Delvalle Reyes

**CITY OF OCALA**

**VS.**

**THORPE JAMES EST, C/O ELIJAH MACK, 1744 NW 4TH ST, OCALA, FL  
34475-6035, ELIJAH MACK, 3232 PLUM ST, JACKSONVILLE, FL 322055**

**LOCATION:** 1744 NW 4TH ST, OCALA

**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

Case No: 2023\_9225 Officer: Hector Delvalle Reyes

**CITY OF OCALA**

**VS.**

**MALAK LLC, PO BOX 1166, WINDERMERE, FL 34786-1166, ORTIZ LUIS (R/A),  
9300 CONROY WINDERMERE RD, UNIT 1166, WINDERMERE, FL 34786**

**LOCATION:** 1650 NW 7TH ST | 1675 NW OLD BLITCHTON RD,  
OCALA

**VIOLATION(S):**

- Section 122-51 Building permit required
- Section 118-71 Tree removal permit required; exceptions
- Section 122-212 Site plan approval required

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, FORETHOUGHT LIFE INSURANCE  
COMPANY, 1 FORETHOUGHT CTR, SUITE 100, BATESVILLE, IN 47006**

**LOCATION:** 1417 NW 19TH AVE, OCALA

**VIOLATION(S):**

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

Case No: 2023\_9770 Officer: Jennipher Buller

**CITY OF OCALA**

**VS.**

**SW 17TH ST 1010 LLC, C/O STEVE BELFORD, 6649 N HIGH ST, STE LL2,  
WORTHINGTON, OH 43085-4066**

**LOCATION:** 1010 SW 17TH PL, OCALA

**VIOLATION(S):**

Section 122-51 Building permit required

Case No: 2023\_10122 Officer: Robert Moore

**REPEAT VIOLATOR**

**CITY OF OCALA**

**VS.**

**BLACKMAN FRANKA, C/O WARREN C BLACKMAN, 10 STEWART PL #2GE,  
WHITE PLAINS, NY 10603-3877**

**LOCATION:** 2000 BLK OF SW 1ST ST, OCALA

**VIOLATION(S):**

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

Case No: 2023\_10107 Officer: Robert Moore

**REPEAT VIOLATOR**

**CITY OF OCALA**

**VS.**

**BLACKMAN FRANKA, C/O WARREN C BLACKMAN, 10 STEWART PL #2GE,  
WHITE PLAINS, NY 10603-3877**

**LOCATION:** 2000 BLK OF SW 1ST ST, OCALA

**VIOLATION(S):**

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

Case No: 2023\_9479 Officer: Robert Moore

**CITY OF OCALA**

**VS.**

**RODRIGUEZ ANA, C/O CAPITAL FIRST TRUST CO, 234 W FLORIDA ST, STE 400, MILWAUKEE, WI 53204-1659**

**LOCATION:** 725 SE 29TH AVE, OCALA

**VIOLATION(S):**

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

Case No: 2023\_9129 Officer: Robert Moore

**CITY OF OCALA**

**VS.**

**1203 SW 12TH ST LLC, 10930 ENDEAVOR WAY, SUITE E, SEMINOLE, FL 33777-1632**

**LOCATION:** 1203 SW 12TH ST, UNIT 1, OCALA

**VIOLATION(S):**

Section 122-51 Building permit required

Case No: 2023\_9144 Officer: Robert Moore

**CITY OF OCALA**

**VS.**

**HOWARD CARLIS G, WATSON CARMENETTA ET AL, WATSON SHAMEL, 6498 SW 106TH PL, OCALA, FL 34476**

**LOCATION:** 1644 SW 6TH ST, OCALA

**VIOLATION(S):**

Section 34-95 Weeds; accumulations of trash or other unsightly or unsanitary matter  
Section 122-51 Building permit required  
Section 82-151 Standard Housing Code adopted  
Section 82-3 Barbed wire, electrified fences, razor wire and fences/walls



Case No: 2023\_9344 Officer: Robert Moore

**CITY OF OCALA**

**VS.**

**1836 SE 14TH PLACE LAND TRUST, SALT ABBIE R TR, SALT JOHN TR, 710 NE 126TH ST, NORTH MIAMI, FL 33161-4823**

**LOCATION:** 1836 SE 14TH PL, OCALA

**VIOLATION(S):**

Section 82-151 Standard Housing Code adopted

Case No: 2023\_9906 Officer: Stephani Smith

**CITY OF OCALA**

**VS.**

**EILAND PARKER W, EILAND ELIZABETH M, 2120 SE 13TH ST, OCALA, FL 34471-4129**

**LOCATION:** 2120 SE 13TH ST, OCALA

**VIOLATION(S):**

Section 82-517 Abandoned, neglected, inoperable or hazardous swimming pools and spas  
Section 82-512 Barrier required  
Section 82-513 Specifications

Case No: 2023\_9886 Officer: Stephani Smith

**REPEAT VIOLATOR**

**CITY OF OCALA**

**VS.**

**ANDERSON STACEY, 750 SE 29TH TER, OCALA, FL 34471-2725**

**LOCATION:** 750 SE 29TH TER, OCALA

**VIOLATION(S):**

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

Case No: 2023\_9887 Officer: Stephani Smith

**REPEAT VIOLATOR**

**CITY OF OCALA**

**VS.**

**NAZARIO SIERRA LUZ SOCORRO, 3814 NE 5TH ST, OCALA, FL 34470-1303**

**LOCATION:** 3814 NE 5TH ST, OCALA

**VIOLATION(S):**

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

Case No: 2023\_9875 Officer: Stephani Smith

**CITY OF OCALA**

**VS.**

**CARVALHO JOE, CARVALHO KELLI, 719 SE 2ND ST, OCALA, FL 34471-2253**

**LOCATION:** 719 SE 2ND ST, OCALA

**VIOLATION(S):**

- Section 94-82 Certificate of appropriateness

Case No: 2023\_9800 Officer: Stephani Smith

**REPEAT VIOLATOR**

**CITY OF OCALA**

**VS.**

**DANDREA JUDY MARY GARTON, 3150 NE 36TH AVE, LOT 290, OCALA, FL 34479-3174**

**LOCATION:** 3419 SE 5TH PL, OCALA

**VIOLATION(S):**

- Section 34-91 Definitions
- Section 34-95 Weeds; accumulations of trash or other unsightly or unsanitary matter
- Section 34-12 Definitions
- Section 34-122 Abandoned or derelict vehicles

Case No: 2023\_9799 Officer: Stephani Smith

**CITY OF OCALA**

**VS.**

**ROSSI MATTHEW P, PO BOX 2392, HYANNIS, MA 02601-7392**

**LOCATION:** 1324 NE 28TH ST, OCALA

**VIOLATION(S):**

Section 34-91

Definitions

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

Case No: 2023\_9797 Officer: Stephani Smith

**CITY OF OCALA**

**VS.**

**DAVIS JACK D III, DAVIS MARGARET C, 1080 CLEM LOWELL RD,  
CARROLLTON, GA 30116-6205**

**LOCATION:** 1844 SE 14TH AVE, OCALA

**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\_9776 Officer: Stephani Smith

**CITY OF OCALA**

**VS.**

**APLT 11 LLC, 2216 E SILVER SPRINGS BLVD, STE 1, OCALA, FL 34470**

**LOCATION:** 5020 NE 7TH ST, OCALA

**VIOLATION(S):**

Section 82-151

Standard Housing Code adopted

Case No: 2023\_9518 Officer: Stephani Smith

**CITY OF OCALA  
VS.  
DOUGLAS LISA D EST**

**LOCATION:** Secured Confidential

**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\_9591 Officer: Stephani Smith

**CITY OF OCALA  
VS.  
CARROLL MARCELL A, CARROLL RONDA CHAMPION, 4080 SW 29TH PL,  
OCALA, FL 34474-4310**

**LOCATION:** 4080 SW 29TH PL, OCALA

**VIOLATION(S):**

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

Case No: 2023\_9615 Officer: Stephani Smith

**CITY OF OCALA  
VS.  
BAKER CHARLES TIMOTHY, PO BOX 5187, OCALA, FL 34478-5187**

**LOCATION:** 2161 SE 7TH TER, OCALA

**VIOLATION(S):**

- Section 122-51 Building permit required

Case No: 2023\_9611 Officer: Stephani Smith

**CITY OF OCALA**

**VS.**

**BARNETT BANK OF MARION COUNTY, C/O BK OF AM-CORP REAL ET ASSMTS, 101 N TRYON ST NC1-001-03-81, CHARLOTTE, NC 28255-0001**

**LOCATION:** 1120 SE 17TH ST, OCALA

**VIOLATION(S):**

Section 118-71 Tree removal permit required; exceptions

**6. Request for Petition**

Case # 2021\_6265 ( Jennipher)

**PARDO DANIEL SALGADO, BELL EVELYN**

716 SE WENONA AVE, OCALA

Case # COM11\_2646 (Robert)

**BRENT R BERISFORD**

224 NE 11TH PL, OCALA

Case #COM12\_0894 (Robert)

**BRENT R BERISFORD**

224 NE 11TH PL, 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

Case # COM13\_1724 (Stephani)

**SHARON H WORTHY**

1708 NW 27TH AVE, OCALA

**7. Old Business**

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

Case # 2023\_9177 (Gregory)

**STAVOLA INVESTMENTS LLC, STAVOLA GINA (R/A)**

1400 BLK OF NW 18TH ST, OCALA

Case #2022\_7693 (Hector)

**WOODS FRANK E JR, WOODS BRENDA H**  
1509 NW 20TH CT, OCALA

Case # 2021\_6284 (Jennipher)

**HAROON MOHAMED S, YACOOB HIZEEAN**  
5200 BLK OF SW 6TH PL, OCALA

**8. Discussion**

8a. Comments by those who wish to address the Code Enforcement Special Magistrate

8b. Comments by the Code Enforcement Special Magistrate

**9. Adjournment**