



Ocala Municipal Code Enforcement Board Agenda

Thursday, October 12, 2023

DRAFT

Subject to change

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
Edward Ferrentino, Alternate

Board Attorney:

Christopher A. Anderson

Staff:

Dale Hollingsworth
Manager, Code Enforcement

Jennifer 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_10114 Officer: Gregory S Anderson

CITY OF OCALA

VS.

**SHEPHERD RANDY, SHEPHERD CARRIE, 4428 NE 12TH ST, OCALA, FL
34470-2012**

LOCATION: 4328 NE 12TH ST, OCALA

VIOLATION(S):

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

Section 34-122

Abandoned or derelict vehicles

Case No: 2023_9911 Officer: Gregory S Anderson

CITY OF OCALA

VS.

**A & G REAL ESTATE INVESTMENT USA LLC, C/O JOAYDHA SANTOS (R/A),
3504 SUNSET ISLES BLVD, KISSIMMEE, FL 34746**

LOCATION: 807 NE 3RD ST | 809 NE 3RD ST | 811 NE 3RD ST |
813 NE 3RD ST, OCALA

VIOLATION(S):

Section 122-51

Building permit required

Case No: 2023_10115 Officer: Hector Delvalle Reyes

REPEAT VIOLATOR

CITY OF OCALA

VS.

**EXIT STRATEGY MAY 13 LLC, 25882 ORCHARD LAKE RD, STE 106,
FARMINGTON HILLS, MI 48336**

LOCATION: 2117 NW 1ST ST, OCALA

VIOLATION(S):

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

Case No: 2023_9818 Officer: Hector Delvalle Reyes

CITY OF OCALA

VS.

LEWIS DARLENE L EST, 1417 NW 20TH CT, OCALA, FL 34475-4907

LOCATION: 1417 NW 20TH CT, OCALA

VIOLATION(S):

Section 34-122 Abandoned or derelict vehicles

Case No: 2023_9074 Officer: Hector Delvalle Reyes

CITY OF OCALA

VS.

KING LORA MAE EST, 1436 NW MARTIN L KING AVE, OCALA, FL 34475-5018

LOCATION: 1436 NW MARTIN L KING AVE, 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

Case No: 2023_10047 Officer: Jennipher Buller

CITY OF OCALA

VS.

**THE HIGHLANDS APARTMENTS LLC, C/O NATHAN S COLLIER (R/A), 220 N
MAIN ST, GAINESVILLE, FL 32601-5693**

LOCATION: 5101 SW 60TH ST RD, ALL UNITS, OCALA

VIOLATION(S):

Section 82-48 Construction without required permit

Section 122-51 Building permit required

Case No: 2022_8259 Officer: Stephani Smith

CITY OF OCALA

VS.

**APLT 11 LLC, C/O GODIN, GARRETT P., JR. (R/A), 2216 E SILVER SPRINGS
BLVD, STE 1, OCALA, FL 34470-8210**

LOCATION: 1713 NE 29TH ST, OCALA

VIOLATION(S):

Section 122-51 Building permit required

Case No: 2023_9790 Officer: Stephani Smith

REPEAT VIOLATOR

CITY OF OCALA

VS.

**SP SM APARTMENTS LLC, 31899 DEL OBISPO ST, STE 150, SAN JUAN
CAPISTRANO, CA 92675-3244, REGISTERED AGENT SOLUTIONS, INC, 2894
REMINGTON GREEN LANE, STE A, TALLAHASSEE, FL 32308**

LOCATION: 2833 NE 7TH ST, OCALA

VIOLATION(S):

Section 82-181 Definition

Section 82-183 Unsafe electrical conditions, authority to discontinue electrical service

Section 82-184 Standards for ordering repair, vacation or demolition

Case No: 2023_9835 Officer: Stephani Smith

CITY OF OCALA

VS.

WOLF GAIL, 9907 WESTWOOD DR, UNIT 32, TAMARAC, FL 33321-1837

LOCATION: 1022 NE 19TH ST, OCALA

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_9945 Officer: Stephani Smith

CITY OF OCALA

VS.

**SIX GUN CORNERS LLC, PO BOX 71066, ROCHESTER HILLS, MI 48307, AL
HADIDI, SAMIR S (R/A), 1349 S. ROCHESTER RD, STE 210, ROCHESTER HILLS,
MI 49307**

LOCATION: 24171-002-04 (VACANT LOT)

VIOLATION(S):

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

Case No: 2023_10006 Officer: Stephani Smith

CITY OF OCALA

VS.

**HORIZON TRUST CO FBO, SHEETS LUCY IRA, 5759 NE 62ND CT RD, SILVER
SPRINGS, FL 34488-1205**

LOCATION: 1943 NE 24TH ST, OCALA

VIOLATION(S):

Section 34-91 Definitions
Section 34-95 Weeds; accumulations of trash and other unsightly or unsanitary matter
Section 82-3 Barbed wire, electrified fences, razor wire and fences/walls

Case No: 2023_10138 Officer: Stephani Smith

REPEAT VIOLATOR

CITY OF OCALA

VS.

CHESHIRE SARA E, 2425 NE 16TH AVE, OCALA, FL 34470-3711

LOCATION: 2425 NE 16TH AVE, OCALA

VIOLATION(S):

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

Section 34-122

Abandoned or derelict vehicles

Case No: 2023_10121 Officer: Robert Moore

CITY OF OCALA

VS.

GUZMAN DAVID, 25105 RANCHO LN, PAISLEY, FL 32767-9312

LOCATION: 1209 SW 2ND ST, OCALA

VIOLATION(S):

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

Case No: 2023_9850 Officer: Robert Moore

CITY OF OCALA

VS.

**EROC ENTERPRISE INC, RAMSAY ERIC (R/A), 8980 NW 8TH ST, PEMBROKE
PINES, FL 33024-6410**

LOCATION: 2300 BLK OF SW 5TH ST, OCALA

VIOLATION(S):

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

8. Request for Petition

9. Old Business

Consent Agenda for Non-Compliance (MASSEY) Hearing

Case # 2023_9439 (Gregory)

HARVEY FLORRIE EST, C/O WALTER HARVEY
629 NW 10TH PL, OCALA

Case # 2023_9927 (Gregory)

BROWNFOX LLC, BROWNFOX LLC C/O CINDY'S FLORIDA LLC (R/A)
4205 NE 7TH ST, OCALA

Case # 2023_9824 (Gregory)

**FAMILY DISCOUNT PORTFOLIO II DST, C/O DOLLAR TREE INC, FAMILY
DOLLAR STORE #30279, CT CORPORATION SYSTEM (R/A)**
990 NW 15TH AVE, OCALA

Case # 2023_9640 (Gregory)

SINGH BRIDGEMOHAN ROOPNAUTH
1007 NE 19TH ST, OCALA

Case # 2023_9530 (Gregory)

CONFREDA RALPH WILLIAM JR
2701 NE 23RD AVE, OCALA

Case # 2023_9472 (Gregory)

SINGH JAINARINE, SINGH LILAUTI
1007 NE 20TH ST, OCALA

Case # 2022_7438 (Hector)

**CAPE SABLE CONSULTING LLC, RYAN MCFARLAND (R/A), HALO REALTY
GROUP LLC, GARDNER, CINDY (R/A)**
721 NE 2ND ST, ALL UNITS, OCALA

Case # 2023_9482 (Hector)

MILLARES KEVIN, TORRES OSCAR
1913 NW 12TH ST, OCALA

Case # 2023_9623 (Hector)

BROWN NORMAN
2628 NW 6TH AVE, OCALA

Case # 2023_9698 (Hector)

SMITH RICHARD L
1933 NW 4TH ST, OCALA

Case # 2023_9071 (Hector)

THEARD LEONEL, THEARD EUGENIA
1832 NW 28TH ST, OCALA

Case # 2023_9419 (Jennipher)

IRISHTOWN LLC, C/O DELANEY
3410 SW COLLEGE RD, OCALA

Case # 2023_9672 (Jennipher)

**FORT KING VILLAS CONDOMINIUM ASSOCIATION, AS DESC IN, OR 1166/841,
FORT KING VILLAS LLC, C/O RANCE KAY (R/A)**
1300 BLK OF E FT KING ST, OCALA

Case # 2022_8474 (Jennipher)

MARION RENTALS LLC, MARION RENTALS LLC C/O SETH P MCBRIDE (R/A)
315 SE WATULA AVE, OCALA

Case # 2023_9424 (Robert)

WATER COURT TRUST
1334 SE 33RD TER, OCALA

Case # 2023_9598 (Stephani)

RODDIN WILLIAM, RODDIN NORMA
3820 SW 29TH PL, OCALA

Case # 2023_9694 (Stephani)

WASHINGTON FREDRIC
934 NE 28TH AVE, 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