



Ocala Special Magistrate Agenda - Final

Wednesday, October 25, 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

Jennipher Buller
Code Enforcement Senior Officer

Yiovanni Santiago
Code Enforcement Specialist

Yvette Grillo
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_10129 Officer: Gregory Anderson](#)

**CITY OF OCALA
VS.
BROWN CLIVE O**

LOCATION: 2524 NE 19TH AVE

VIOLATION(S):
34-95 Weeds; accumulations of trash or other unsightly or unsanitary matter

Case No: 2023_10022 Officer: Gregory Anderson **2024-0137**

**CITY OF OCALA
VS.
EMMINGER NANCY LYNNE, TOBER VERLYNEE A**

LOCATION: 1130 NE 12TH AVE

VIOLATION(S):
34-95 Weeds; accumulations of trash or other unsanitary or unsanitary matter 82-184
Standards for ordering repair, vacation, or demolition

[Case No: 2023_10128](#) Officer: Gregory Anderson

CITY OF OCALA

VS.

JCM 1044A LLC, JOHN MITCHELL (REGISTERED AGENT)

LOCATION: 1044 NE 14TH ST

VIOLATION(S):

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

[Case No: 2023_10044](#) Officer: Gregory Anderson

CITY OF OCALA

VS.

**GREAT LEGEND LLC C/O GOLDFIELD MANAGEMENT LLC
(REGISTERED AGENT)**

LOCATION: 19 NW 21ST PL

VIOLATION(S):

82-151 Standard Housing Code

[Case No: 2023_10030](#) Officer: Gregory Anderson

CITY OF OCALA

VS.

AL QANNAS MOHAMMAD

LOCATION: 1420 NW 10TH ST

VIOLATION(S):

102-308 illicit discharge prohibitions and exceptions

[Case No: 2023_10135](#) [Officer: Gregory Anderson](#)

CITY OF OCALA

VS.

FERRER EDWIN, FERRER ANN MARIE, AMERICAN PACIFIC MORTGAGE CORPORATION

LOCATION: 819 NE 12TH TER

VIOLATION(S):

122-1221 Keeping of Livestock

[Case No: 2023_9654](#) [Officer: Hector Delvalle Reyes](#)

CITY OF OCALA

VS.

MAYWEATHER CAFE A, WATSON VICTORIA L ET AL, SMITH MARSENIA, MCCULLOUGH RICKIE, MCCULLOUGH FELIX

LOCATION: 719 NW 14TH AVE

VIOLATION(S):

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_9589 Officer: Hector Delvalle Reyes

2024-0143

CITY OF OCALA

VS.

EADDY DONALD B, GREEN SHEILA D ET AL, GETHERS KEVIN L, GEATHERS GREGORY C, EADDY CHARLES C JR EST

LOCATION: 1190 NW 23RD AVE

VIOLATION(S):

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

[Case No: 2023_9319](#) [Officer: Jennipher Buller](#)

CITY OF OCALA

VS.

RAYE SHARON CUSTODIAN FOR, GLASSMAN MADISON DOROTHY RAYE

LOCATION: 720 E FORT KING ST

VIOLATION(S):

Section 122-51 Building permit required

[Case No: 2023_10068](#) [Officer: Jennipher Buller](#)

CITY OF OCALA

VS.

APMRHK LLC C/O RANCE KAY (REGISTERED AGENT)

LOCATION: 1500 SW 17TH AVE

VIOLATION(S):

Section 34-95 Weeds; accumulations of trash or other unsightly or unsanitary matter
Section 34-146 Vacant commercial structures Section 82-3 Barbed wire, electrified
fences, razor wire and fences/walls Section 110-31 Removal of prohibited or abandoned
signs

[Case No: 2023_10058](#) [Officer: Jennipher Buller](#)

CITY OF OCALA

VS.

GREENE HELEN R

LOCATION: 1210 SE 14TH AVE

VIOLATION(S):

Section 82-48 Construction without required permit Section 122-51 Building permit
required

[Case No: 2023_10002](#) [Officer: Jennipher Buller](#)

CITY OF OCALA

VS.

PAX OCALA LLC, PG LAW PL (REGISTERED AGENT) C/O PAX OCALA LLC, EQUUS INN

LOCATION: 3434 SW COLLEGE RD

VIOLATION(S):

Section 34-95 Weeds; accumulations of trash or other unsightly or unsanitary matter
Section 122-1007 Surfacing Section 122-219 Conformance with approved plan; changes to plan; certification of compliance

[Case No: 2023_9951](#) [Officer: JENNIPHER BULLER](#)

REPEAT VIOLATOR

CITY OF OCALA

VS.

BEACH NACNY E REV LVG TRUST, BEACH NANCY E TR, DOLGENCORP LLC, CORPORATION SERVICE COMPANY (REGISTERED AGENT) C/O DOLGENCORP LLC, DOLLAR GENERAL

LOCATION: 2167 E SILVER SPRINGS BLVD

VIOLATION(S):

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

[Case No: 2023_9991](#) [Officer: Jennipher Buller](#)

CITY OF OCALA

VS.

NEW OLD TOWN VILLAGE LLC C/O KENNETH B KIRKPATRICK (REGISTERED AGENT), MOJO'S

LOCATION: 4620 E SILVER SPRINGS BLVD UNIT 200

VIOLATION(S):

Section 122-1007 Surfacing

[Case No: 2023_9360](#) [Officer: Jennipher Buller](#)

CITY OF OCALA

VS.

CHALLA HANIMI R, CHALLA JAMUNA R, BBVA USA, ATTN: LOAN OPERATIONS

LOCATION: 1665 SW 7TH ST

VIOLATION(S):

Section 34-95 Weeds; accumulations of trash or other unsightly or unsanitary matter
Section 34-146 Vacant commercial structures Section 82- 3 Barbed wire, electrified fences, razor wire and fences/walls Section 82-182 Dangerous buildings declared nuisance; abatement required; time limits Section 82-184 Standards for ordering repair, vacation, or demolition Section 34-147 Permit for boarding-up a vacant commercial structure

[Case No: 2023_9970](#) [Officer: Stephani Smith](#)

CITY OF OCALA

VS.

OCALA 1739 SHOPPING CENTER LLC, THE FIRM LAW GROUP, INC (REGISTERED AGENT)

LOCATION: 1739 E SILVER SPRINGS BLVD

VIOLATION(S):

Section 110-31 Remove the signage for vacant businesses on the property

[Case No: 2023_9974](#) [Officer: Stephani Smith](#)

REPEAT VIOLATOR

CITY OF OCALA

VS.

**CENTRAL FL PETROLEUM DISTRIBUTORS LC, C/O MCKNIGHT WILLIAM D
(REGISTERED AGENT)**

LOCATION: 1737 E SILVER SPRINGS BLVD

VIOLATION(S):

Section 110-31 Removal of prohibited or abandoned signs Section 122-219 - Conformance with approved plan; changes to approved plan; certification of compliance; maintenance of improvements

[Case No: 2023_9887](#) [Officer: STEPHANI SMITH](#)

REPEAT VIOLATOR

CITY OF OCALA

VS.

NAZARIO SIERRA LUZ SOCORRO

LOCATION: 3814 NE 5TH ST

VIOLATION(S):

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_9938 Officer: Stephani Smith

2024-0157

CITY OF OCALA

VS.

**CIRCLE K STORES INC, CORPORATION SERVICE COMPANY
(REGISTERED AGENT)**

LOCATION: 245 NE 28TH AVE

VIOLATION(S):

Section 122-51 - Building permit required Section 122-1007 - Surfacing

[Case No: 2023_10160](#) Officer: Stephani Smith

[CITY OF OCALA](#)

[VS.](#)

[RIVERS EDRIGE](#)

[LOCATION: 2220 NW 1ST AVE](#)

[VIOLATION\(S\):](#)

[Section 34-95 - Weeds; accumulations of trash or other unsightly or unsanitary matter 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_10170](#) Officer: Stephani Smith

CITY OF OCALA

VS.

DEMPSEY DERRICK A SR

LOCATION: 1206 SW 3RD ST

VIOLATION(S):

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

[Case No: 2023_10182](#) Officer: Stephani Smith

CITY OF OCALA

VS.

ALVORD RANDALL, ALVORD GREGORY, STRAUSSER REBECCA

LOCATION: 834 NE 40TH AVE

VIOLATION(S):

Section 34-32 - Water collections Section 82-512 - Barrier required Section 82-513 - Specifications Section 82-517 - Abandoned, neglected, inoperable or hazardous swimming pools and spas

6. Request for Petition

[Case #: 2019_1388](#)

**RICHARD BARNER SR
2629 N MAGNOLIA AVE**

[Case #:COM15_2178](#)

DONALD B. EADDY
1131 NW 23RD AVE

[Case #:2019_1388](#)

RICHARD BARNER SR
2629 N MAGNOLIA AVE

7. Old Business

Consent agenda for Non-Compliance (MASSEY) Hearing

[Case #:2022_8006](#)

SMART FILL INVESTMENTS LLC
PARCEL # 25773-000-00 "VACANT LOT"

[Case #:2023_9926](#)

HOLMES WILLIAM WINDELL EST
1900 BLK OF NW 11TH ST

[Case #:2023_9794](#)

DANIELS RALPH III
1707 NW 18TH AVE

[Case #:2023_9096](#)

THORPE JAMES EST
1744 NW 4TH ST

[Case #:2023_9115](#)

TIGER KONIG LLC
1022 NW 22ND CT

[Case #:2023_9073](#)

BRIGHT LEONARD
1500 NW 20TH CT

[Case #:2022_9051](#)

TIGER KONIG LLC
1200 BLOCK OF NW 22ND CT

[Case #:2023_9127](#)

TIGER KONIG LLC
1200 BLOCK OF NW 22ND CT

[Case #:2022_8504](#)

PRASAD MURARI
620 NW 7TH AVE

[Case #:2022_7974](#)

AJTUN FELIX
4071 SW 30TH ST

[Case #:2023_10122](#)

BLACKMAN FRANKA C/O WARREN C BLACKMAN
2000 BLK SW 1ST AVE

[Case #:2023_10107](#)

BLACKMAN FRANKA C/O WARREN C BLACKMAN
2000 BLK SW 1ST ST

[Case #:2023_9344](#)

1836 SE 14TH PLACE LAND TRUST
1836 SE 14TH PL

[Case #:2023_9519](#)

WIMBERLY ARTHUR
425 NW 12TH AVE

[Case #:2023_9520](#)

TERRA MAR WASTE LAND LLC
423 NW 12TH AVE

[Case #:2023_9129](#)

1203 SW 12TH ST LLC
1203 SW 12TH ST UNIT 1

[Case #:2023_9591](#)

CARROLL MARCELL A
4080 SW 29TH PL

[Case #:2023_9518](#)

DOUGLAS LISA D EST
"VACANT LOT"

[Case #:2023_9800](#)

DANDREA JUDY MARY GARTON
3419 SE 5TH PL

[Case #:2023_9875](#)

CARVALHO JOE
719 SE 2ND ST

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