



**CITY OF OCALA**

**CODE ENFORCEMENT DIVISION**

201 SE 3RD STREET (2ND FLOOR) OCALA, FL 34471

352-629-8309

**DRAFT**

# Municipal Code Enforcement Board

## MEETING INFORMATION

### Location:

Ocala City Hall  
Council Chamber, 2<sup>nd</sup> Floor  
110 SE Watula Avenue  
Ocala, Florida 34471

### Time:

5:30 PM

### Board Members:

Michael Gartner, Chair  
Michael Kroitor, Vice Chair  
Shirley Wright, Member  
Kevin Steiner, Member  
Darrell O'Kain, Alternate  
Eddie Ferrentino, Alternate

### Board Attorney:

Christopher A. Anderson  
*Attorney for Code Board*

### Staff:

Dale Hollingsworth  
*Manager, Code Enforcement*

Jennifer Buller  
*Senior Code Officer*

Yvette Grillo  
*Code Enforcement Specialist  
Committee Secretary*

Yiovanni Santiago,  
*Code Enforcement Specialist*

## Agenda

### Thursday, March 14, 2024

#### **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 28<sup>th</sup> 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.

#### **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.

**MUNICIPAL CODE ENFORCEMENT BOARD  
OCALA CITY HALL, COUNCIL CHAMBER, 2ND FLOOR  
110 SE WATULA AVENUE  
MARCH 14, 2024**

**AGENDA**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**PROOF OF PUBLICATION#: PUBLISHED:**

**APPROVAL OF MINUTES:**

**SWEAR IN OFFICERS**

**NEW BUSINESS:**

**CASE NO: 2024\_10471, OFFICER ALEXZANY RODRIGUEZ**

**CITY OF OCALA  
VS.**

**LUNAR INVESTMENTS FL LLC, C/O SAMIA SOLH**

**VIOLATION(S):**

**Section 82-151 Standard Housing Code adopted**

**LOCATION: 1002 W SILVER SPRINGS PL**

**CASE NO: 2024\_10447, OFFICER ALEXZANY RODRIGUEZ**

CITY OF OCALA  
VS.

**XDS EMPOWERMENT LLC, C/O DUPREE SMITH**

VIOLATION(S):

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

LOCATION: 1927 NW 2ND ST, ALL UNITS

**CASE NO: 2024\_10463, OFFICER ALEXZANY RODRIGUEZ**

CITY OF OCALA  
VS.

**SANDRA WEEMS**

VIOLATION(S):

Section 82-151 Standard Housing Code adopted

LOCATION: 916 W SILVER SPRINGS PL

**CASE NO: 2022\_7692, OFFICER HECTOR DELVALLE REYES**

CITY OF OCALA  
VS.

**QK3 LLC, C/O QPLUS 1 LLC**

VIOLATION(S):

Section 82-151 Standard Housing Code adopted  
Section 122-51 Building permit required

LOCATION: 1417 NW 19TH AVE

CITY OF OCALA  
VS.

RACETRAC INC, C/O PROPERTY TAX DEPT

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

LOCATION: 3674 NW BLITCHTON RD

CITY OF OCALA  
VS.

HD NICHOLS PROPERTIES LLC, C/O DANE A. NICHOLS

VIOLATION(S):

Section 122-51 Building permit required

LOCATION: 516 SW 10TH AVE

CITY OF OCALA  
VS.

CARLO ABREU

VIOLATION(S):

Section 122-51 Building permit required

LOCATION: 1209 NW 12TH AVE

**CASE NO: 2023\_10325, OFFICER ROBERT MOORE**

CITY OF OCALA  
VS.

**JONNIE M. THOMPSON  
VILLAGER MOVER CORPORATION**

VIOLATION(S):

Section 110-32                      Repair or removal of unsafe signs  
Section 110-51                      Work requiring permit

**LOCATION:                              2600 N MAGNOLIA AVE**

**CASE NO: 2024\_10419, OFFICER ROBERT MOORE**

CITY OF OCALA  
VS.

**JOSEPH DONAT  
JOSEPH DONAT LIVING TRUST**

VIOLATION(S):

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

**LOCATION:                              400 BLK NW 19TH AVE**

**CASE NO: 2023\_10387, OFFICER STEPHANI SMITH**

CITY OF OCALA  
VS.

**GREEN OCALA PLACE LLC, C/O FRANCISCO RODRIGUEZ MELO**

VIOLATION(S):

Section 82-151                      Standard Housing Code adopted

**LOCATION:                              2135 NW 1ST AVE**

**CASE NO: 2023\_10125, OFFICER STEPHANI SMITH**

**CITY OF OCALA  
VS.**

**VETERANS PLAZA LLC, C/O CHARLES JERNIGAN**

**VIOLATION(S):**

**Section 82-151**                      Standard Housing Code adopted

**LOCATION:                              1713 E SILVER SPRINGS BLVD**

**CASE NO: 2024\_10413, OFFICER STEPHANI SMITH**

**CITY OF OCALA  
VS.**

**CHRISTINE GINLOCK**

**VIOLATION(S):**

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

**LOCATION:                              1400 BLK NW 24TH AVE**

# **OLD BUSINESS**

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

2023_9179	CLINTON, NICOLE	732 SE 12 <sup>TH</sup> ST / 738 SE 12 <sup>TH</sup> ST
2023_10336	MOZELL, SUSIE ET AL	424 NW 10 <sup>TH</sup> AVE
2023_10343	MOZELL, SUSIE ET AL	428 NW 10 <sup>TH</sup> AVE
2023_10394	WALTERS, RICHARD L	2120 NE 46 <sup>TH</sup> AVE
2023_10397	FLORIDA LAND TRUST	418 NW 10 <sup>TH</sup> AVE

## **DISCUSSION:**

**COMMENTS BY THOSE WHO WISH TO ADDRESS THE MUNICIPAL CODE ENFORCEMENT BOARD**

**COMMENTS BY THE MUNICIPAL CODE ENFORCEMENT BOARD**

**ADJOURNMENT**

