



Ocala Municipal Code Enforcement Board Agenda - Draft Thursday, April 11, 2024

Meeting Information

Location

City Hall
Council Chambers - Second Floor
110 SE Watula Avenue

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

Time

5:30 PM

Board Members:

Michael Gartner, Chair
Michael Kroitor, Vice Chair
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

Yvette Grillo

Code Enforcement Specialist
Committee Secretary

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.

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.

- 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: 2024_10461 Officer: Alexzany Rodriguez

CITY OF OCALA
VS.
OLSEN, ELIZABETH HACKNEY
OLSEN, KODIAK R

LOCATION: 709 NE 23RD AVE

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: 2024_10670 Officer: Ashley Smith

REPEAT VIOLATOR
CITY OF OCALA
VS.
SLSM INCORPORATION INC
C/O HAN ST. LOUIS

LOCATION: 1300 BLK SW 3RD ST

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

Case No: 2024_10672 Officer: Ashley Smith

REPEAT VIOLATOR
CITY OF OCALA
VS.
SLSM INCORPORATION INC
C/O HAN ST. LOUIS

LOCATION: 206 SW 13TH AVE

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

Case No: 2024_10674 Officer: Ashley Smith

REPEAT VIOLATOR
CITY OF OCALA
VS.
SLSM INCORPORATION INC
C/O HAN ST. LOUIS

LOCATION: 1300 BLK SW 2ND ST

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

Case No: 2023_9766 Officer: Hector DelValle Reyes

CITY OF OCALA
VS.
LEACH, CYRUS
LEACH, SUSAN M.

LOCATION: 1409 NW 12TH ST

VIOLATION(S):
SECTION 122-51 Building permit required

Case No: 2022_7908 Officer: Jennipher Buller

**CITY OF OCALA
VS.
BOONE, EUGENE
BOONE, OWEN**

LOCATION: 3740 NW BLITCHTON RD

VIOLATION(S):
SECTION 122-212 Site plan approved required

Case No: 2024_10422 Officer: Jennipher Buller

**CITY OF OCALA
VS.
HOME DEPOT USA INC
HOME DEPOT #0253**

LOCATION: 3300 SW 35TH TER

VIOLATION(S):
SECTION 122-212 Site plan approval required

Case No: 2024_10536 Officer: Jennipher Buller

**CITY OF OCALA
VS.
BROWN, VERONA B. REV LVN TRUST
BROWN, VERONA TR**

LOCATION: 1507 SW 6TH ST

VIOLATION(S):
SECTION 122-51 Building permit required

Case No: 2024_10590 Officer: Jennipher Buller

**CITY OF OCALA
VS.
EQUITY TRUST CO CUSTODIAN FBO
CASH, TIMOTHY IRA**

LOCATION: 1122 NE 10TH ST

VIOLATION(S):

SECTION 82-3 Barbed wire, electrified fences, razor wire and fences/walls

SECTION 82-517 Abandoned, neglected, inoperable or hazardous swimming pools and spas

SECTIONS 82-512 Barrier required

SECTIONS 82-513 Specifications

Case No: 2024_10478 Officer: Osias Ferreira

**CITY OF OCALA
VS.
ISTAR BOWLING CENTERS 1 LP
BOWLERO WEST OCALA**

LOCATION: 1818 SW 17TH ST

VIOLATION(S):

SECTION 122-212 Site plan approval required

Case No: 2023_10290 Officer: Robert Moore

CITY OF OCALA

VS.

**SILVER RIVER REAL ESTATE GROUP LLC
CANTINA**

LOCATION: 35 SE 1ST AVE

VIOLATION(S):

SECTION 110-131 Prohibited signs

Case No: 2023_9808 Officer: Robert Moore

CITY OF OCALA

VS.

**HILL, ARLEASE ROWELL
MARTIN, PATRICIA PIERCE
JONES, ETTTEL SONETA R.
JEFFERS, LINDA POWELL
LITTLEJOHN, TWYINE ROWELL**

LOCATION: 451 SW 2ND ST

VIOLATION(S):

SECTION 82-151 Standard Housing Code adopted

Case No: 2023_9663 Officer: Stephani Smith

**CITY OF OCALA
VS.
TAYLOR, LISA
TAYLOR, STEVEN**

LOCATION: 800 BLK SE 38TH AVE

VIOLATION(S):
SECTION 122-51 Building permit required

Case No: 2023_9938 Officer: Stephani Smith

**CITY OF OCALA
VS.
CIRCLE K STORES INC**

LOCATION: 245 NE 28TH AVE

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_10260 Officer: Stephani Smith

**CITY OF OCALA
VS.
HANSEN, WILLIAM EST**

LOCATION: 1821 NW 29TH AVE

VIOLATION(S):
SECTION 82-151 Standard Housing Code adopted

Case No: 2023_10173 Officer: Stephani Smith

**CITY OF OCALA
VS.
FLOYD, LAWRENCE J.**

LOCATION: 2345 NE 8TH RD

VIOLATION(S):
SECTION 82-151 Standard Housing Code adopted

Case No: 2023_10130 Officer: Stephani Smith

**CITY OF OCALA
VS.
LIVELY, HAL W. JR TRUST
C/O LIVELY, ELVA J. PER REP**

LOCATION: 25 SE 7TH TER

VIOLATION(S):
SECTION 34-95 Weeds; accumulations of trash or other unsightly or unsanitary matter
SECTION 34-146 Vacant commercial structures
SECTION 34-147 Permit for boarding-up a vacant commercial structure

Case No: 2024_10488 Officer: Stephani Smith

**CITY OF OCALA
VS.
LOVE OCALA LLC
BROWN, JOE C.**

LOCATION: 136 NW 17TH PL

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

Case No: 2024_10489 Officer: Stephani Smith

CITY OF OCALA
VS.
MAXWELL, CATHERINE EST
BUSBY, MAGGIE

LOCATION: 837 NW 4TH AVE

VIOLATION(S):
SECTION 34-95 Weeds; accumulations of trash or other unsightly or unsanitary matter
SECTION 34-122 Abandoned or derelict vehicles

Case No: 2024_10510 Officer: Stephani Smith

CITY OF OCALA
VS.
STEVENSON, ERNESTINE ESTELLE EST
C/O CONE, MICHEALINE

LOCATION: 1617 SW 3RD ST

VIOLATION(S):
SECTION 82-151 Standard Housing Code adopted

Case No: 2024_10597 Officer: Stephani Smith

REPEAT VIOLATOR
CITY OF OCALA
VS.
MARION COUNTY JCB HOLDINGS LLC
BROWN, JOE C.

LOCATION: 1700 BLK SW 1ST ST

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

Case No: 2024_10617 Officer: Stephani Smith

REPEAT VIOLATOR
CITY OF OCALA
VS.
CROSKEY, RALPH T. EST

LOCATION: 2031 SW 5TH PL

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

Case No: 2024_10496 Officer: Stephani Smith

CITY OF OCALA
VS.
ENO, LAWRENCE ALLEN

LOCATION: 122 NW 17TH PL

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

9. Old Business

Consent Agenda for Non-Compliance (MASSEY) Hearing

Case #: 2024_10471

LUNAR INVESTMENTS FL LLC
1002 W SILVER SPRINGS BLVD

Case #: 2024_10463

WEEMS, SANDRA
916 W. SILVER SPRINGS PL

Case #: 2023_10269

SEUNTJENS, CAROL LOUISE
613 SE 10TH ST

Case #: 2023_10387

GREEN OCALA PLACE LLC

2135 NW 1ST AVE

Case #: 2023_10249

GORE, RUFUS W. JR EST

1600 BLK SW 5TH PL

Case #: 2023_10250

MORRIS LV & MORRIS, NELLIE MAE, C/O CHRIS LATSON

1600 BLK SW 5TH PL

Case #: 2023_10138

(L) CHESHIRE, SARA E.

2425 NE 16TH AVE

Case #: 2024_10479

REALTY INCOME PROPERTIES 13 LLC

2195 NW 10TH ST

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