



## CITY OF OCALA

### CODE ENFORCEMENT DIVISION

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

352-629-CITY (2488)

**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:

### Board Members:

Michael Kroitor, Chair  
Steve Forest, Vice Chair  
Shirley J. Wright, Member  
Danielle Ruse, Member  
Michael Gartner, Member  
Lonnie Hooks III, Member  
Kevin Steiner, Member  
Darrell O'Kain, Alternate

### Board Attorney:

*City Attorney*

*Attorney for Code Board*

Christopher A. Anderson

James Pogue  
*Manager, Code Enforcement*

Gabriela Solano,  
*Code Enforcement Specialist*

Yiovanni Santiago,  
*Code Enforcement Specialist*

## Agenda

### Thursday, April 8, 2021

#### **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 WATULAAVENUE  
APRIL 8, 2021

AGENDA

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

PROOF OF PUBLICATION #:

PUBLISHED -

APPROVAL OF MINUTES

SWEAR IN OFFICERS

**NEW BUSINESS:**

CASE NO: 2021\_6307, OFFICER CURTIS W SMITH

CITY OF OCALA

**VS.**

RAMON OSSIEL DIAZ, PACHECO ANAHY, 9849 SE 160TH PL, SUMMERFIELD FL 34491

**VIOLATION(S):**

Section 34-91

Definitions

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

Section 122-51

Building permit required

**LOCATION:**

**1735 SW 1ST ST OCALA**

**CASE NO: 2021\_6250, OFFICER CURTIS W SMITH**

**CITY OF OCALA**

**VS.**

**CSX TRANSPORTATION INC, C/O TAX DEPT J910, 500 WATER ST STE 1208, JACKSONVILLE FL 32202-4423, AND CSX TRANSPORTATION INC, 500WATER STREET, C-160, JACKSONVILLE, FL 32202**

**VIOLATION(S):**

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

**LOCATION:                              1500 BLOCK SW 17<sup>TH</sup> AVE**

**CASE NO: 2021\_6344, OFFICER CURTIS W SMITH**

**CITY OF OCALA**

**VS.**

**WASHINGTON HERMAN REST ET AL, WASHINGTON HERMAN REST, PEACOCK PATRICIA, JACOBS DAVID M, JACOBS LOUIS B, DOWDY TAWANDA D, GREEN MARSHA LYNN, COLDING JACQUELINE EST, C/O FELIX SNOW PER REP FOR HERMAN, 15200 SW 47TH CT, OCALA FL 34473-2682**

**VIOLATION(S):**

Section 82-3                      Barbed wire, electrified fences, razor wire and fences/walls  
Section 82-151                      Standard Housing Code adopted  
Section 122-33                      Permitted Uses (R-2)

**LOCATION:                              1335 SW 5TH ST OCALA**

**CASE NO: 2021\_6288, OFFICER HECTOR DELVALLE REYES**

**CITY OF OCALA**

**VS.**

**SHEPHERD RANDY, SHEPHERD CARRIE, 4328 NE 12TH ST, OCALA FL 34470**

**VIOLATION(S):**

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

**LOCATION:                              4328 NE 12TH ST OCALA**

CITY OF OCALA

VS.

LEWIS SHERRELL L, HICKENBOTTOM RONALD F, 8316 BAHIA AVE, TAMPA FL 33619-7426

**VIOLATION(S):**

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

LOCATION: 624 NW 1ST ST OCALA

CITY OF OCALA

VS.

WAL MART STORES EAST LP, C/O PROPERTY TAX DEPT, PO BOX 8050 MS-0555 # 1847, BENTONVILLE AR 72712-8050, AND WAL-MART STORES EAST, LP, C/O WSE MANAGEMENT, LLC, 124 WEST CAPITOL AVE, SUITE 1900, LITTLE ROCK, AR 72201,, CT CORPORATION SYSTEM (REGISTERED AGENT), 1220 SOUTH PINE ISLAND ROAD, PLANTATION, FL 33324,, THE CORPORATION TRUST COMPANY (REGISTERED AGENT), CORPORATION TRUST CENTER, 1209 ORANGE ST, WILMINGTON, DE 19801

**VIOLATION(S):**

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

LOCATION: 4980 E SILVER SPRINGS BLVD OCALA 14980 E SILVER SPRINGS BLVD UNIT 101 OCALA

CITY OF OCALA

VS.

NOAH JOHN EST, 1416 NE 130TH TER, SILVER SPRINGS FL 34488-3554

**VIOLATION(S):**

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

LOCATION: 24 NW 6TH TER OCALA

**CASE NO: 2021\_6351, OFFICER TRACY GILLYARD**

**CITY OF OCALA**

**VS.**

**PRESLEY ESTELLE EST, C/O STEPHFORN K PRESLEY, 1211 NW 8TH ST, OCALA FL 34475-5917**

**VIOLATION(S):**

- Section 34-91 Definitions
- Section 34-95 Weeds; accumulations of trash or other unsightly or unsanitary matter
- Section 34-121 Definitions
- Section 34-122 Abandoned or derelict vehicles

**LOCATION: 800blk of NW 13 AVE**

**CASE NO: 2021\_6345, OFFICER TRACY GILLYARD**

**CITY OF OCALA**

**VS.**

**VERNAM JEFFERY D, 1831 NW 26TH PL, OCALA FL 34475-4224**

**VIOLATION(S):**

- Section 34-91 Definitions
- Section 34-95 Weeds; accumulations of trash or other unsightly or unsanitary matter
- Section 34-121 Definitions
- Section 34-122 Abandoned or derelict vehicles
- Section 82-151 Standard Housing Code adopted

**LOCATION: 1831 NW 26TH PL OCALA**

**CASE NO: 2021\_6430, OFFICER TRACY GILLYARD** **REPEAT VIOLATOR**

**CITY OF OCALA**

**VS.**

**FILHO OTACILIO F, 1305 OAKWOOD LANE, OCOEE FL 34761-2474**

**VIOLATION(S):**

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

**LOCATION: 719 NW 23RD AVE OCALA**

# OLD BUSINESS:

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

2020_5664	PHAM SUONG T, PHAM XUYEN THI NGOC	4311 SW 63RD ST
2021_6242	SYMAR LLC	1417 SW 15TH AVE
2020_5982	TITLED CHIMNEY LLC, C/O JOY SCHIMBORSKI	1005 SW 2ND ST
2020_5844	BALLARD MARGIE WILLIAMS	33 SW 20TH AVE
2021_6238	MITCHELL COLLEEN B, MITCHELL JOHN W ET AL, MITCHELL LLOYD A	1829 NW 26TH PL
2021_6257	RICKER SUSAN N, RICKER STEVE	224 NW 26TH ST
2021_6220	ENROTH SUZANNE	1607 NE 3RD ST
2021_6265	PARDO DANIEL SALGADO, BELL EVELYN	716 SE WENONA AVE
2020_4460	DO BOY LAWN & LAND CLEARING SVC INC	1632 NW 4TH ST
2020_5842	MCCRAY CECIL ALFONZO SR	1700 BLK of NW 2nd ST
2021_6260	DAVID JOSANNE	800 BLK of NW 13 <sup>th</sup> ST
2021_6353	VEREEN ELZORA S EST, C/O GLOSTER VEREEN JR	AVE 918 NW 9TH ST

# DISCUSSION:

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

**COMMENTS BY THE MUNICIPAL CODE ENFORCEMENT BOARD**

**ADJOURNMENT.**