



CITY OF OCALA
CODE ENFORCEMENT DIVISION
201 SE 3RD STREET, (2ND FLOOR) OCALA, FL 34471
352-629-CITY (2489)

DRAFT

MUNICIPAL CODE ENFORCEMENT BOARD

Agenda

Thursday, June 13, 2019

MEETING INFORMATION

Location:

Ocala City Hall
Council Chamber, 2nd Floor
110 SE Watula Avenue
Ocala, Florida 34471

Time:

5:30 p.m.

Board Members:

Danielle Ruse, Chair
Michael Kroitor, Vice Chair
Shirley J. Wright, Member
Steve Forrest, Member
C. James Evans, Member
Michael Gartner, Member
Joseph C. London Alt.

Board Attorney:

Pat Gilligan
City Attorney

Robert Batsel
Attorney for Code Board

Staff:

Matthew Leibfried
Chief Code Official

Dale Hollingsworth
Manager, Code Enforcement

Jeanne M. Winchester
Code Enforcement Specialist

Gabriela Solano,
Code Enforcement Specialist

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.

MUNICIPAL CODE ENFORCEMENT BOARD
OCALA CITY HALL, COUNCIL CHAMBER, 2ND FLOOR
110 SE WATULA AVENUE
JUNE 13, 2019
5:30 PM

AGENDA

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

PROOF OF PUBLICATION: Public Notice # 061320191730 PUBLISHED-

APPROVAL OF MINUTES

SWEAR IN OFFICERS

NEW BUSINESS

CASE NO: 2019_1676, OFFICER D. HOLLINGSWORTH

CITY OF OCALA

vs.

REV INTER VIVOS TRUST OF HOWARD GREENFIELD ET AL, REV INTER VIVOS TRUST OF HOWAD GREENFIELD, BLOOM TRUST, BLOOM JERRY TR, BLOOM IRENE TR, BLOOM LAVONNE, BLANK LINDA TR, C/O HERITAGE MANAGEMENT CORP, PO BOX 2495, OCALA, FL 34478-2495.

OCALA MERCHANDISE LIQUIDATORS LLC, PO BOX 773310, OCALA, FL 34478-2495

OCALA MERCHANDISE LIQUIDATORS LLC, 195 SW 33RD AVENUE, OCALA, FL 34474

VIOLATION(S):

Section 62-61	Levy
Section 62-62	Business Tax Certificate
Section 62-66	Delinquency: penalties for engaging in business without certificate
Section 62-76	Revocation of certificate
Section 62-78	Tax constitutes debt to city
Section 110-161	Temporary signs, real estate signs and construction signs

LOCATION: 195 SW 33RD AVE

CASE NO: 2019_1092, OFFICER A. YODER

CITY OF OCALA

vs.

PATRICIA PEACOCK 806 NW 14TH ST, OCALA, FL 34475

VIOLATION(S):

Section 34-91	Definitions
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
Section 122-1193	Parking of trailers and commercial vehicles in residential districts; use of trailers and portable containers for storage purposes.

LOCATION: 806 NW 14TH ST

CASE NO: 2019_1666, OFFICER A. YODER

REPEAT VIOLATOR

CITY OF OCALA

vs.

CHRISTINE W. DOSH, PO BOX 2813, OCALA, FL 34478-2813

VIOLATION(S):

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

LOCATION: 2400 BLOCK NW 18TH ST

CASE NO: 2019_1684, OFFICER A. YODER

REPEAT VIOLATOR

CITY OF OCALA

vs.

LILLIAN M. VEREEN, 106 NW 16TH AVE, OCALA, FL 34471-2556

VIOLATION(S):

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

LOCATION: 1300 BLOCK NW 12TH ST

CASE NO: 2019_1493, J. BULLER

REPEAT VIOLATOR

CITY OF OCALA

vs.

FRANKA BLACKMAN C/O WARREN C. BLACKMAN, 10 STEWART PL #2GE, WHITE PLAINES, NY 10603-3877

VIOLATION(S):

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

LOCATION: 2000 BLOCK SW 1ST ST

CASE NO: 2019_1652, OFFICER J. BULLER

REPEAT VIOLATOR

CITY OF OCALA

**vs.
MONPREMIER AUGUSTIN AND MARIE J. AUGUSTIN, 1841 SW IDAHO LN, PORT ST LUCIE, FL 34953-1532**

VIOLATION(S):

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

LOCATION: 1100 BLOCK SW 3RD ST

CASE NO: 2019_1447, OFFICER T. GILLYARD

CITY OF OCALA

**vs.
GERALD A. PASCALE, 1946 SE 37TH COURT CIR, OCALA, FL 34471-5654**

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

LOCATION: 2605 NE 22ND CT

CASE NO: 2019_1475, OFFICER T. GILLYARD

CITY OF OCALA

**vs.
GEORGE GERALD CUMMINGS, 2605 NE 19TH AVE, OCALA, FL 34470**

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

LOCATION: 2605 NE 19TH AVE

CASE NO: 2019_1458, OFFICER J. POGUE

CITY OF OCALA

**vs.
SOUTHEASTERN CFNCE OF SEVENTH DAY ADVTST, PO BOX 2643, OCALA, FL 34478**

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: 1648 SW 5TH ST

CASE NO: 2019_1641, OFFICER J. SCOTTO

CITY OF OCALA

vs.

CHRISTOPHER E. BOYD AND BRIAN SNOW BOYD, 1120 N. MAGNOLIA AVE, OCALA, FL 34475

VIOLATION(S):

Section 34-91	Definitions
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 82-181	Definitions
Section 82-182	Dangerous buildings declared nuisance: abatement required: time limits
Section 82-184	Standards for ordering repair, vacation or demolition

LOCATION: 931 NW 27TH AVE

CASE NO: 2019_1653, OFFICER J. SCOTTO

CITY OF OCALA

vs.

GILLETTE ROOSEVELT EST, 2023 SW 4TH ST, OCALA, FL 34471-1865

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: 2023 SW 4TH ST

CASE NO: 2019_1664, OFFICER J. SCOTTO

CITY OF OCALA

vs.

ANTONIO LENARD BLOCKER, 2901 SW 41ST ST APT 3101, OCALA, FL 34473

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: 1622 SW 4TH ST

CASE NO: 2019_1699, OFFICER J. SCOTTO

CITY OF OCALA

vs.

JET POWER INC., MIAMI, PO BOX 440757, MIAMI, FL 33144

MARITAL HALWANY BADR, DEDUCTION TRUST, LEILA ADDERTON TR, 209 SCOTLAND ST, DUNEDIN, FL 34698-6957

VIOLATION(S):

Section 34-91	Definitions
Section 34-95	Weeds; Accumulations of trash or other unsightly or unsanitary matter
Section 34-141	Definitions
Section 34-146	Vacant commercial structures
Section 82-181	Definitions
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
Section 122-219	Conformance with approved plan; changes to approved plan; certification of compliance; maintenance of improvements

LOCATION: 1512 SW 10TH ST

CASE NO: 2019_1705, OFFICER J. SCOTTO

CITY OF OCALA

vs.

QUALITY STONES INC, 10150 HIGHLAND MANOR DR, STE 200, TAMPA, FL 33610

VIOLATION(S):

Section 34-32	Water collections
Section 34-91	Definitions
Section 34-95	Weeds; accumulations of trash or other unsightly or unsanitary matter
Section 34-98	Miscellaneous nuisances

LOCATION: 151 SW 40TH AVE

CASE NO: 2019_1672, OFFICER C. SMITH

CITY OF OCALA

vs.

RAMDOOLAR FAMILY TRUST, RAMDOOLAR CHRISTINA TR, 2775 NW 49TH AVE STE 205 #346, OCALA, FL 34482-6213

VIOLATION(S):

Section 82-151	Standard Housing Code Adopted
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LOCATION: 918 SW 2ND ST

PETITION TO REQUEST REDUCTION OF PENALTY

CASE NO: COM18-1137, OFFICER D. HOLLINGSWORTH

CITY OF OCALA

vs.

JOHNS TRUST, 1800 SE 52ND CT, OCALA, FL 34480-5760

BOULEVARD MOTEL, 1422 E SILVER SPRINGS BOULEVARD, OCALA, FL 34489

VIOLATION(S):

Section 34-91	Definitions
Section 34-95	Weeds; accumulations of trash or other unsightly or unsanitary matter
Section 34-97	Unsanitary or offensive privies or water closets
Section 82-181	Definitions
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
Section 82-442	Implementation and enforcement of numbering system; master map
Section 82-443	Display of building numbers
Section 122-51	Building Permit Required
Section 122-1007	Surfacing
Section 122-219	Conformance with approved plan; changes to approved plan; certification of compliance; maintenance of improvements

LOCATION:

1422 E SILVER SPRINGS BLVD

OLD BUSINESS

Consent Agenda for Non-Compliance (MASSEY) Hearing

COM18-0979	JEANNETTE M. BANKS	2008 NW 7 TH ST
COM18-1112	TERRY L DOUGHERTY	2902 SW 14 TH ST
2019_1271	1011 MLK LLC	1011 SW MARTIN L. KING AVE
2019_1353	KEITH AND HOLLY LATEER POND	717 SE 39 TH TER
2019_1409	CLARENCE J COTTON SR	707 NW 14 TH AVE
2019_1411	FRANCES ULMER WASHINGTON K J	1342 SW 3 RD ST
2019_1484	KELVIN L. SANDERS	1638 SW 4 TH ST
2019_1509	CAFE A MAYWEATHER	1300 BLOCK NW 7 TH ST
2019_1520	SHADOW OAKS LLP	3120 SE 10 TH AVE
2019_1531	ANDREW WILLIAMS EST	2229 NW 24 TH RD
2019_1532	RECCY CREWS JR	2321 SW 7 TH PL
2019_1762	MARION COUNTY JCB HOLDINGS LLC	1700 BLOCK NW 1 ST ST

DISCUSSION:

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

COMMENTS BY THE MUNICIPAL CODE ENFORCEMENT BOARD

ADJOURNMENT.