



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, September 12, 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
Richard Howard Sr, Member
Zachariah Reece Alt.

Board Attorney:

Pat Gilligan
City Attorney

Robert Batsel
Attorney for Code Board

Staff:

Matthew Leibfried
Chief Code Official

James Pogue
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
SEPTEMBER 12, 2019
5:30 PM**

AGENDA

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

PROOF OF PUBLICATION: Public Notice # 091220191730 PUBLISHED –

APPROVAL OF MINUTES

SWEAR IN OFFICERS

NEW BUSINESS

CASE NO: 2019_1608, OFFICER A. YODER

CITY OF OCALA

vs.

SUE S. TALSKEY, 2659 NE 35TH ST, BOX PMB 64, OCALA, FL 34479-3005

VIOLATION(S):

Section 122-51

Building Permit Required

LOCATION:

2406 N PINE AVE

CITY OF OCALA

vs.

JOHN MILTANA, 8801 BISCAYNE BLVD STE 101, MIAMI, FL 33138-3381

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 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
Section 122-51	Building Permit Required

LOCATION: 848 NW 5TH AVE

CITY OF OCALA

vs.

HOWARD HEIGHTS INC, 1121 VIA DEL MAR, WINTER PARK, FL 32789-1362

HOWARD HEIGHTS INC, C/O JOHN B. OSTROW (REGISTERED AGENT) 7777 BRICKELL AVENUE, SUITE 400, MIAMI, FL 33131

VIOLATION(S):

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

LOCATION: 1800 BLOCK NW 24TH AVE

CITY OF OCALA

vs.

REGINA R. BOSTICK, STACIE BOSTICK, DERRICK BOSTICK, STACIE BOSTICK ET AL, 1936 NW 4TH PL, OCALA, FL 34475-6045

VIOLATION(S):

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

LOCATION: 1936 NW 4TH PL

CASE NO: 2019_2826, OFFICER A. YODER

CITY OF OCALA

vs.

IKE SCOTT III ET AL, IKE SCOTT III, SONYA SCOTT C/O LARRY SCOTT, 7039 COUPRIN BLVD, ORLANDO, FL 32818-5214

VIOLATION(S):

Section 34-91	Definitions
Section 34-95	Weeds; Accumulations of trash or other unsightly or unsanitary matter
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 122-51	Building Permit Required

LOCATION: 2130 NW 1ST ST

CASE NO: 2019_1983, OFFICER J. BULLER

CITY OF OCALA

vs.

WILLIAM J. OREM AND MARGIE M. OREM, 4515 SE 10TH PL, OCALA, FL 34471-3251

VIOLATION(S):

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

LOCATION: 4515 SE 10TH PL

CASE NO: 2019_2031, OFFICER J. BULLER

CITY OF OCALA

vs.

**TROY THURSTON, 1234 SE 14TH ST, OCALA, FL 34471-4524
COUNTS CONSTRUCTION COMPANY, INC 3021 NW 21ST ST, OCALA, FL 34475
GLEN COUNTS, 1840 SW 42ND STREET, OCALA, FL 34474**

VIOLATION(S):

Section 82-48	Construction without required permit
Section 118-71	Tree removal permit required: exceptions
Section 122-51	Building Permit Required

LOCATION: 3012 SE 8TH ST

CASE NO: 2019_3019, OFFICER J. BULLER

REPEAT VIOLATOR

CITY OF OCALA

vs.

DAVID A. PALENCIA, 1236 SE 17TH ST, OCALA, FL 34471-4508

VIOLATION(S):

Section 82-151 Standard Housing Code Adopted

LOCATION: 1028 NE 14TH ST

CASE NO: 2019_1729, OFFICER T. GILLYARD

CITY OF OCALA

vs.

EARON THOMAS DAHL AND GAIL LYNN DAHL, 4838 SE 28TH ST, OCALA, FL 34480-7308

VIOLATION(S):

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

LOCATION: 4300 BLK NE 13TH ST

CASE NO: 2019_1842, OFFICER T. GILLYARD

CITY OF OCALA

vs.

SCOTT CLIFFORD, 2333 PALM DR, OVIEDO, FL 32765-7725

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: 2350 NE 12TH CT

CASE NO: 2019_2142, OFFICER T. GILLYARD

CITY OF OCALA

vs.

DEJ LLC C/O LOVECE, DAVID A (REGISTERED AGENT) 17 LOCUST RUN, OCALA, FL 34472-2588

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: 3140 NE 10TH ST

CASE NO: 2019_2204, OFFICER T. GILLYARD

CITY OF OCALA

vs.

EDGAR JIMENEZ, 758 NE 26TH TER, OCALA, FL 34470-6311

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 fences/walls

LOCATION: 758 NE 26TH TER

CASE NO: 2019_3052, OFFICER T. GILLYARD

CITY OF OCALA

vs.

AMERICA GUI YONG LLC, 203 MAYTIME DR, JERICHO, NY 11753

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 34-121	Definitions
Section 34-122	Abandoned or derelict vehicles
Section 82-3	Barbed wire, electrified fences, razor wire and fences/walls
Section 122-51	Building Permit Required

LOCATION: 503 SE 11TH ST

CASE NO: 2019_2174, OFFICER J. SCOTTO

CITY OF OCALA

vs.

AIDA GONZALEZ C/O JAKTHAN PROPERTIES MGMNT DVN, DAVID MIDGETT (REGISTERED AGENT) 3510 NE 14TH ST, OCALA, FL 34470- 4868

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

LOCATION: 2312 SW FORT KING ST

CASE NO: 2019_2197, OFFICER J. SCOTTO

CITY OF OCALA

vs.

EUSTER C. BROWN AND PATRICIA A. BROWN, 727 NW 13TH AVE, OCALA, FL 34475

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 34-121	Definitions
Section 34-122	Abandoned or derelict vehicles
Section 122-51	Building Permit Required
Section 82-151	Standard Housing Code Adopted

LOCATION: 617 NW 1ST ST

CASE NO: 2019_2198, OFFICER J. SCOTTO

CITY OF OCALA

vs.

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

VIOLATION(S):

Section 82-151	Standard Housing Code Adopted
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LOCATION: 24 NW 6TH TER

CASE NO: 2019_2225, OFFICER J. SCOTTO

CITY OF OCALA

vs.

**FEDERAL NATL MTG ASSN C/O REGIONS BANK, PO BOX 880, WINTER PARK, FL 32790-0880
CORPORATION SERVICE COMPANY (REGISTERED AGENT) 1201 HAYS STREET, TALLAHASSEE, FL 32301**

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 34-121	Definitions
Section 34-122	Abandoned or derelict vehicles
Section 122-1193	Parking of trailers and commercial vehicles in residential districts; use of trailers and portable containers for storage purposes

LOCATION: 3159 SE 7TH PL

CASE NO: 2019_2246, OFFICER J. SCOTTO

CITY OF OCALA

vs.

BLOCKERS FURNITURE & CARPET INC C/O BLOCKER, RUSSELL DEHON, PRESIDENT, 2402 SW COLLEGE RD, OCALA, FL 34471-4765

VIOLATION(S):

Section 122-219

Conformance with approved plan; changes to approved plan; certification of compliance; maintenance of improvements

LOCATION:

2402 SW COLLEGE RD

CASE NO: 2019_2247, OFFICER J. SCOTTO

CITY OF OCALA

vs.

JAX PARTNERS LLC, 3733 UNIVERSITY BLVD W STE 204, JACKSONVILLE, FL 32217-2152

JAX PARTNERS LLC, PO BOX 551260, JACKSONVILLE, FL 32255-1260

ANSBACHER & SCHNEIDER, P.A. (REGISTERED AGENT) 5150 BELFORT RD, BLDG 100, JACKSONVILLE, FL 32256

VIOLATION(S):

Section 122-219

Conformance with approved plan; changes to approved plan; certification of compliance; maintenance of improvements

LOCATION:

4065 SW COLLEGE RD

CASE NO: 2019_1890, OFFICER C. SMITH

CITY OF OCALA

vs.

MARTHA SIPLIN EST, 2067 W SILVER SPRINGS BLVD, OCALA, FL 34475-6365

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 fences/walls

Section 122-51

Building Permit Required

LOCATION:

2067 W. SILVER SPRINGS BLVD

CASE NO: 2019_1903, OFFICER C. SMITH

REPEAT VIOLATOR

CITY OF OCALA

vs.

PRO TAX FINANCIAL LLC, 751 QUALITY DR STE 102, AMRICAN FORK, UT 84003-3389

VIOLATION(S):

Section 34-91

Definitions

Section 34-95

Weeds; Accumulations of trash or other unsightly or unsanitary matter

LOCATION:

1953 SW 1ST ST

CASE NO: 2019_1906, OFFICER C. SMITH

CITY OF OCALA

vs.

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

VIOLATION(S):

Section 34-121	Definitions
Section 34-122	Abandoned or derelict vehicles
Section 98-32	Parking or storage in residential districts

LOCATION: 1735 SW 1ST ST

CASE NO: 2019_1908, OFFICER C. SMITH

CITY OF OCALA

vs.

WEST TERRA, 1847 SW 1ST ST, OCALA, FL 34475-6379

VIOLATION(S):

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

LOCATION: 1900 BLOCK SW 1ST ST

CASE NO: 2019_1933, OFFICER C. SMITH

CITY OF OCALA

vs.

LEON HAYWARD BROWN, 1705 SW 1ST ST, OCALA, FL 34475-6377

VIOLATION(S):

Section 34-121	Definitions
Section 34-122	Abandoned or derelict vehicles
Section 122-1193	Parking of trailers and commercial vehicles in residential districts; use of trailers and portable containers for storage purposes

LOCATION: 1705 SW 1ST ST

CASE NO: 2019_1947, OFFICER C. SMITH

CITY OF OCALA

vs.

JAY BAKER AND COREEN BAKER, 805 E MAIN ST, ADA, MN 56510-1329

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: 1710 SW 29TH TER

CASE NO: 2019_1997, OFFICER C. SMITH

CITY OF OCALA

vs.

CHANG SHU CHING, 2634 SE 28TH ST, OCALA, FL 34471-6289

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 82-181	Definitions
Section 82-182	Dangerous buildings declared nuisance: abatement required: time limits
Section 82-184	Standards for ordering repair, vacation or demolition
Section 122-51	Building Permit Required

LOCATION: 431 SW 11TH ST

CASE NO: 2019_2205, OFFICER C. SMITH

CITY OF OCALA

vs.

IVAN AND GLORIA HERNANDEZ, 2503 N NOBHELL RD APT 410, SUNRISE, FL 33322-7118

VIOLATION(S):

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

LOCATION: 3521 SW 25TH ST

CASE NO: 2019_2221, OFFICER C. SMITH

CITY OF OCALA

vs.

PATRICIA FRIAS AGUIRRE AND ISRAEL PENALOZA JURADO, 3951 SW 30TH ST, OCALA, FL 34474

VIOLATION(S):

Section 34-91	Definitions
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

LOCATION: 3951 SW 30TH ST

CASE NO: 2019_2280, OFFICER C. SMITH

CITY OF OCALA

vs.

LAURA ALVAREZ PEREZ, 3920 SW 30TH ST LOT C-24, OCALA, FL 34474-9246

VIOLATION(S):

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

LOCATION: 3948 SW 29TH PL

CASE NO: 2019_2453, OFFICER C. SMITH

CITY OF OCALA

vs.

ROBERT CAYER, 1012 HICKORY RD, OCALA, FL 34472-2432

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 82-442	Implementation and enforcement of numbering system; master map
Section 82-443	Display of building numbers
Section 98-32	Parking or storage in residential districts
Section 122-1193	Parking of trailers and commercial vehicles in residential districts; use of trailers and portable containers for storage purposes

LOCATION: 1338 SW 5TH ST

CASE NO: 2019_2653, OFFICER C. SMITH

CITY OF OCALA

vs.

JOSEPH JACKSON AND ALEXANDER CARPENTER, 2300 SW 5TH ST, OCALA, FL 3447

VIOLATION(S):

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

LOCATION: 1853 SW 3RD ST

CITY OF OCALA

vs.

JAMES C. ERGLE III AND PATRICIA K. ERGLE, 3421 SW 26TH PL, OCALA, FL 34474-3324

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 34-121	Definitions
Section 34-122	Abandoned or derelict vehicles
Section 82-511	Definitions
Section 82-517	Abandoned, neglected, inoperable or hazardous swimming pools and spas

LOCATION: 3421 SW 26TH PL

OLD BUSINESS

Consent Agenda for Non-Compliance (MASSEY) Hearing

2019_1155	JOSEPH P. CARVALHO	727 SE 3 RD ST
2019_1647	REALTY INCOME PROPERTIES 13 LLC	2195 NW 10 TH ST
2019_1672	RAMDOOLAR FAMILY TRUST	918 SW 2 ND ST
2019_1722	VILLAGE WEST PATIO HOMES HOMEOWNERS ASSOC	3600 BLK NE 20 PL
2019_1752	DORIS HAYES, VICTORIA ROSE KING	1027 NW 23 RD AVE
2019_1777	FRONTIER HIGHER GROUND LLC	2852-000-016
2019_1876	EMILY PADEE	1800 BLK NW 29 TH AVE
2019_1956	RECCY CREWS, ISAIAH CREWS ET AL	100 BLK NW 24 TH AVE
2019_1971	MICHAEL A. HARRIS	925 SE 13 TH ST
2019_1998	MARY STEDDOM EST	210 SE 15 TH AVE
2019_1999	MARJORIE CAMPBELL	2346 NE 10 TH CT
2019_2023	WAN DEVELOPMENT USA LLC	3105 E SILVER SPRINGS BLVD
2019_2028	WILLIAM BAKOS III	1634 SW 27 TH AVE
2019_2029	MCBRIDE HOLDINGS LLC	2045 NW 8 TH AVE
2019_2033	ANEW HOLDINGS LLC	1915 NW 8 TH AVE
2019_2046	LOUIS JABBOUR	240 SW 19 TH ST
2019_2054	SCAMPER INSIDE LLC	1600 BLK W SILVER SPRINGS BLVD
2019_2070	DOUGLAS MCCLOURE	1641 W SILVER SPRINGS BLVD
2019_2083	REFLIN 17 LLC	2677 NW 10 TH ST
2019_2085	REFLIN 17 LLC	2677 NW 10 TH ST
2019_2114	QUEEN AND TAMMIE YOUNG	1204 SW FORT KING ST
2019_2125	FRANCES C. ANDERSON EST	1315 NE 23 RD ST
2019_2400	WILDON T. WOODS JR	613 NE 12 TH AVE
2019_2647	PAUL ROBERT HOWES	100 BLK W SILVER SPRINGS BLVD

DISCUSSION:

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

COMMENTS BY THE MUNICIPAL CODE ENFORCEMENT BOARD

ADJOURNMENT.