



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

**DRAFT**

## MUNICIPAL CODE ENFORCEMENT BOARD

### Agenda

**Thursday, November 14, 2019**

#### MEETING INFORMATION

##### Location:

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

##### Time:

5:30 p.m.

##### Board Members:

Michael Kroitor, Chair  
Steve Forest, Vice Chair  
Shirley J. Wright, Member  
Danielle Ruse, 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 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  
NOVEMBER 14, 2019  
5:30 PM

**AGENDA**

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

PROOF OF PUBLICATION: Public Notice # 1114191730 PUBLISHED –

APPROVAL OF MINUTES

SWEAR IN OFFICERS

**NEW BUSINESS**

CASE NO: 2019\_3161, OFFICER D. HOLLINGSWORTH

CITY OF OCALA

vs.

AYSHEH SAID, 2066 W SILVER SPRINGS BLVD, OCALA, FL 34475-6366

**VIOLATION(S):**

Section 34-91

Definitions

Section 34-95

Weeds; Accumulations of trash or other unsightly or unsanitary matter

Section 122-219

Conformance with approved plan; changes to approved plan; certification of compliance;  
Maintenance of improvements.

LOCATION:

2100 BLOCK W SILVER SPRINGS BLVD

**CASE NO: 2019\_3315, OFFICER D. HOLLINGSWORTH**

**CITY OF OCALA**

**vs.**

**EMPREX MANAGEMENT COMPANY LLC, C/O AUGUSTO ALVARINO, 3016 SW 20TH ST, APT 1108, OCALA, FL 34474-2844  
WINDSOR TOWERS APARTMENTS, 3902 E SILVER SPRINGS BOULEVARD, OCALA, FL 34474**

**VIOLATION(S):**

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
Section 122-51	Building Permit Required

**LOCATION: 3902 E SILVER SPRINGS BLVD**

**CASE NO: 2019\_3528, OFFICER D. HOLLINGSWORTH**

**CITY OF OCALA**

**vs.**

**RYAN MICHAEL FOSTER, 719 E SILVER SPRINGS BLVD, UNIT 9, OCALA, FL 34470**

**VIOLATION(S):**

Section 34-201	Littering generally; use of recycling containers; removal of waste generated by contractors, tree trimmers and similar businesses
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**LOCATION: RIGHT-OF-WAY OF NE 10TH AVE**

**CASE NO: COM18-0919, OFFICER A. YODER**

**REPEAT VIOLATOR**

**CITY OF OCALA**

**vs.**

**PRACHI LLC C/O WASSERSTEIN PA, 2072 SW 66TH DRIVE, GAINESVILLE, FL 32607-5366  
PRACHI LLC C/O PATEL DHARMEN K (REGISTERED AGENT) 2072 SW 66TH DRIVE, GAINESVILLE, FL 32607-5366**

**VIOLATION(S):**

Section 34-146	Vacant commercial structures
Section 82-181	Definition
Section 82-182	Dangerous buildings declared nuisance, abatement required; time limits.
Section 82-184	Standards for ordering repair, vacation or demolition

**LOCATION: 841 N PINE AVE**

CITY OF OCALA

vs.

SHADOW OAKS LLP, 6787 SE 125TH ST #58, BELLEVIEW, FL 34420-4472

SHADOW OAKS LLP, PO BOX 947, BELLEVIEW, FL 34421

CASEY-WHITTAKER FELICIA (REGISTERED AGENT) 6787 SE 125TH STREET #58, BELLEVIEW, FL 34420

**VIOLATION(S):**

Section 82-151 Standard Housing Code Adopted

LOCATION: 3230 SE 10TH AVE LOT 3P

CITY OF OCALA

vs.

WAL-MART STORES EAST LP C/O PROPERTY TAX DEPT, PO BOX 8050 MS-0555 #1847, BENTONVILLE, AR 72712-8050

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 ORGANSE 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

CITY OF OCALA

vs.

HYDE VICKI DELYS, 639 NE 18TH AVE, OCALA, FL 34470

**VIOLATION(S):**

Section 34-91 Definitions

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

LOCATION: 639 NE 18TH AVE

**CASE NO: 2019\_2797, OFFICER T. GILLYARD**

**CITY OF OCALA**

**vs.**  
**SEMESCO STEPHEN C, CLARK JAMES WILLIAM, 1627 SE 13TH ST, OCALA, FL 34471**  
**CHRISTIE DENTAL, 2710 SE 17 ST, OCALA, FL 34471**  
**AMERICAN DENTAL PARTNERS OF DELAWARE, INC. 401 EDGWATER PL, STE 430, WAKEFIELD, MA 01880**  
**CT CORPORATION SYSTEM (REGISTERED AGENT) 1200 SOUTH PINE ISLAND ROAD, PLANTATION, FL 33324**

**VIOLATION(S):**

Section 110-3	Definitions
Section 110-181	Permitted locations
Section 110-192	Static off-site advertising signs

**LOCATION: 639 NE 18TH AVE**

**CASE NO: 2019\_2798, OFFICER T. GILLYARD**

**CITY OF OCALA**

**vs.**  
**REED JR PROPERTIES LLC, 2720 SE 17TH ST UNIT 1, OCALA FL 34474-5519**

**VIOLATION(S):**

Section 110-3	Definitions
Section 110-181	Permitted locations
Section 110-192	Static off-site advertising signs

**LOCATION: 639 NE 18TH AVE**

**CASE NO: 2019\_3017, OFFICER T. GILLYARD**

**REPEAT VIOLATOR**

**CITY OF OCALA**

**vs.**  
**DAVIS JACK D III, DAVIS MARGARET C, 1080 CLEM LOWELL RD, CARROLLTON, GA 30116-6205**  
**DAVIS JACK D III, DAVIS MARGARET C, 304 DEBBIE LANE, STATESBORO, GA 30461**

**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
Section 82-181	Definition
Section 82-182	Dangerous buildings declared nuisance; abatement required; time limits
Section 82-184	Standards for ordering repair, vacation or demolition

**LOCATION: 1844 SE 14 AVE**

**CITY OF OCALA**

**vs.**

**OCALA HOTEL LLC, 520 E FOOTHILL BLVD STE D, POMONA, CA 91767**

**MOHAN R. RATHOD (REGISTERED AGENT) 147 E NORTH SHORE AVE, NORTH FORT MYERS, FL 33917**

**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 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 82-183	Unsafe electrical conditions, authority to discontinue electrical service
Section 82-184	Standards for ordering repair, vacation or demolition
Section 82-511	Definitions
Section 82-517	Abandoned, neglected, inoperable or hazardous swimming pools and spas
Section 110-3	Definitions
Section 110-32	Repair of removal of unsafe signs
Section 110-33	Illegally Erected Signs
Section 110-51	Work Requiring Permit
Section 110-53	Application
Section 122-51	Building Permit Required
Section 122-219	Conformance with approved plan; changes to approved plan; certification of compliance; Maintenance of improvements

**LOCATION: 3810 NW BLITCHTON RD**

# **OLD BUSINESS**

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

2019_1752	DORIS HAYES	1027 NW 23RD AVE
2019_1890	MARTHA SIPLIN EST	2067 W SILVER SPRINGS BLVD
2019_1933	HAYWARD LEON BROWN	1705 SW 1ST ST
2019_2031	TROY THURSTON	3012 SE 8TH ST
2019_2114	QUEEN AND TAMMIE YOUNG	1204 SW FORT KING ST
2019_2222	REGINA R., STACIE AND DERRICK BOSTICK	1936 NW 4TH PL
2019_2245	SUZANNE ENROTH	1607 NE 3RD ST
2019_2247	JAX PTNRS LLC	4065 SW COLLEGE RD
2019_2374	PATRIOT HOMES LLC	1545 NE 9TH ST
2019_2453	ROBERT CAYER	1338 SW 5TH ST
2019_2826	IKE SCOTT III ET AL	2130 NW 1ST ST
2019_2851	MARYHAYS GARDNER EST	2613 NE 19TH AVE
2019_2975	JAMES A BODEN EST	2517 NE 16TH AVE
2019_3019	DAVID A. PALENCIA	1028 NE 14TH ST

# **DISCUSSION:**

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

**COMMENTS BY THE MUNICIPAL CODE ENFORCEMENT BOARD**

**ADJOURNMENT.**