



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

CODE ENFORCEMENT SPECIAL MAGISTRATE ADMINISTRATIVE HEARING DOCKET

WEDNESDAY, JUNE 24, 2020

HEARING INFORMATION

Location:

City Council Chamber
Second Floor
110 SE Watula Avenue
Ocala, Florida 34471

Time:

9:00AM

**Code Enforcement
Special Magistrate:**

Thomas J. Dobbins

Staff:

James Pogue
Manager, Code Enforcement

Yiovanni Santiago
Code Enforcement Specialist

Gabriela Solano
Code Enforcement Specialist

WELCOME,

On behalf of the Municipal Code Enforcement Special Magistrate and Staff we would like to take this opportunity to welcome you to these proceedings, and provide you with some information concerning this hearing.

The Municipal Code Enforcement Special Magistrate 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 Municipal Code Enforcement Special Magistrate is empowered to examine City of Ocala Code of Ordinance violations. The Municipal Code Enforcement Special Magistrate Hearing works in a fashion similar to a judicial process, cases are presented from the docket, testimony and evidence is presented, and the Municipal Code Enforcement Special Magistrate makes a ruling. The Municipal Code Enforcement Special Magistrate 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 the Municipal Code Enforcement Special Magistrate 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 Municipal Code Enforcement Special Magistrate. 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 Municipal Code Enforcement Special Magistrate will need a record of the proceedings, and for this purpose you 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.

**CODE ENFORCEMENT SPECIAL MAGISTRATE
ADMINISTRATIVE HEARING**

City Council Chamber
Second Floor
110 SE Watula Avenue
Ocala, Florida
JUNE 24, 2020
9:00AM

DOCKET

CALL TO ORDER BY MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE

ORDER OF BUSINESS: ANY ADDITIONS / DELETIONS FROM THE AGENDA

PROOF OF PUBLICATION – PUBLIC NOTICE #062420200900 POSTED -

SWEAR-IN OFFICERS

COMPLIED CASES OR STIPULATION CASES

NEW BUSINESS

CASE NO: 2019_2613 OFFICER J. BULLER

CITY OF OCALA

vs.

CONCHIGLIO BETTY JEAN REV TRUST NO 1, CONCHIGLIO BETTY JEAN TR, EDWARDS SUPPLY IN C/O
EDWARD CONCHIGLIO (REGISTERED AGENT), 740 SW 110TH AVE, OCALA FL 34481-1464

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 34-146	Vacant Commercial Structures
Section 34-151	Screening of storage areas for junked vehicles and equipment
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 122-51	Building permit required.
Section 122-219	Conformance with approved plan; changes to approved plan; certification of compliance; maintenance of improvements
Section 122-1007	Surfacing

LOCATION: 560 NE 14TH ST

CASE NO: 2019_3155 OFFICER J. BULLER REPEAT VIOLATOR

CITY OF OCALA
vs.
PARDEE EMILY L TRUST, PARDEE EMILY L TR, 2727 NE 14TH ST, OCALA FL 34470-4822

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 82-183 Unsafe electrical conditions, authority to discontinue electrical service
Section 82-184 Standards for ordering repair, vacation or demolition
Section 110-3 Definitions
Section 110-31 Removal of prohibited or abandoned signs
Section 110-32 Repair of removal of unsafe signs
Section 110-131 Prohibited Signs
Section 122-51 Building Permit Required

LOCATION: 2509 NE 14TH ST

CASE NO: 2019_3549 OFFICER J. BULLER

CITY OF OCALA
vs.
GONZALEZ DENNIS, FELICIANO ZENaida, 4611 NE 10TH ST OCALA FL 34470-8125

VIOLATION(S):
Section 122-51 Building Permit Required

LOCATION: 4611 NE 10TH ST

CASE NO: 2020_4044 OFFICER J. BULLER

CITY OF OCALA
vs.
NANCY E BEACH REV LVG TRUST, BEACH NANCY E TR, 4036 MCLAUGHLIN DR, TALLAHASSEE FL 32309,
DOLLAR GENERAL STORE#7352, 2167 E SILVER SPRINGS BLVD, OCALA FL 34470, DOLLAR GENERAL STORE#07352,
DOLGENCORP LLC C/O CORPORATE TAX CONSULTING INC, PO BOX 503410, INDIANAPOLIS IN 46256-3410,
DOLGENCORP LLC, 100 MISSION RIDGE, GOODLETTSVILLE TN 37072, CORPORATION SERVICE COMPANY
(REGISTERED AGENT), 1201 HAYS STREET, TALLAHASSEE FL 32301-2525

VIOLATION(S):
Section 34-91 Definitions
Section 34-95 Weeds; Accumulations of trash or other unsightly or unsanitary matter

LOCATION: 2167 E SILVER SPRINGS BLVD

CASE NO: 2020_4069

OFFICER J. BULLER

CITY OF OCALA

vs.

CONCHIGLIO BETTY JEAN REV TRUST NO 1, CONCHIGLIO BETTY JEAN TR, 740 SW 110TH AVE, OCALA FL 34481-1464

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 122-219	Conformance with approved plan; changes to approved plan; certification of compliance; maintenance of improvements
Section 122-1007	Surfacing

LOCATION: 334 NE 14TH ST

CASE NO: 2020_4100

OFFICER J. BULLER

CITY OF OCALA

vs.

MICHAEL LESSARD INC C/O MICHAEL LESSARD (REGISTERED AGENT), 2157 NE JACKSONVILLE RD, OCALA FL 34470-3501

VIOLATION(S):

Section 122-761	Intent and purpose
Section 122-762	Permitted principal uses
Section 122-763	Permitted accessory uses
Section 122-767	Approval of additional outdoor storage

LOCATION: 2157 NE JACKSONVILLE RD

CASE NO: 2020_4175

OFFICER J. BULLER

CITY OF OCALA

vs.

EMMINGER NANCY LYNNE, TOBER VERLYNNE A, 1130 NE 12TH AVE, OCALA FL 34470-5420

VIOLATION(S):

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: 1130 NE 12TH AVE

CASE NO: 2020_4259

OFFICER J. BULLER

CITY OF OCALA

vs.
923 MAGNOLIA AVE LLC C/O VIP BUSINESS CONSULTING, LLC (REGISTERED AGENT), 6499 POWERLINE RD
STE 101, FOR LAUDERDALE FL 33309

VIOLATION(S):

Section 110-3 Definitions
Section 110-31 Removal of Prohibited or Abandoned Signs

LOCATION: 923 MAGNOLIA AVE ALL UNITS

CASE NO: 2020_4326

OFFICER J. BULLER

CITY OF OCALA

vs.
KANELOPOULOS PETER W, KANELOPOULOS DEBRA A, 2225 NE 8th ST, OCALA FL 34470-6236

VIOLATION(S):

Section 82-3 Barbed wire, electrified fences, razor wire and fences/walls
Section 82-511 Definitions
Section 82-512 Barrier Required
Section 82-513 Specifications
Section 82-517 Abandoned, neglected, inoperable or hazardous swimming pools and spas

LOCATION: 2225 NE 8TH ST

CASE NO: 2020_4338

OFFICER J. BULLER

CITY OF OCALA

vs.
NORMAN ANNIE B, 629 NE 21ST AVE, OCALA FL 34470-6143

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 82-183 Unsafe electrical conditions, authority to discontinue electrical service
Section 122-1193 Parking of trailers and commercial vehicles in residential districts; use of trailers and
Portable containers for storage purposes

LOCATION: 1134 NE 6TH ST

CASE NO: 2020_4733 OFFICER J. BULLER REPEAT VIOLATOR

CITY OF OCALA
vs.
TINMAN PROPERTY GROUP LLC1 C/O JASON W. HAHN (REGISTERED AGENT), 13454 TWIN DOLPHIN DR,
BROOKSVILLE FL 34609-8852

VIOLATION(S):
Section 34-91 Definitions
Section 34-95 Weeds; Accumulations of trash or other unsightly or unsanitary matter

LOCATION: 1510 NE 46TH RD

CASE NO: 2019_3824 OFFICER T. GILLYARD

CITY OF OCALA
vs.
LYNCH DOROTHY C, CLARK ALLEN TURNER IV ET AL, CLARK ALLEN TURNER IV, CLARK ADRIAN, 29989
WOODHAVEN LN, SOUTHFIELD MI 48076-5285

VIOLATION(S):
Section 34-91 Definitions
Section 34-95 Weeds; Accumulations of trash or other unsightly or unsanitary matter

LOCATION: 1800 BLK OF NW 2ND ST

CASE NO: 2020_4379 OFFICER T. GILLYARD

CITY OF OCALA
vs.
GAINES BRIAN, GAINES MARCELLA, 2408 NW 21ST ST, OCALA FL 34475-4837

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: 2408 NW 21ST ST

CASE NO: 2020_4394 OFFICER T. GILLYARD

CITY OF OCALA

vs.

GAINES BRIAN, GAINES MARCELLA, 2408 NW 21ST ST, OCALA FL 34475-4837

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: 2100 BLK OF 21ST ST

CASE NO: 2020_4460 OFFICER T. GILLYARD

CITY OF OCALA

vs.

ROBINSON JEROME, ROBINSON SOLOMON, 15320 SW 175TH AVE, ARCHER FL 32618

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 building 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: 1632 NW 4th ST

CASE NO: 2020_4469 OFFICER T. GILLYARD

CITY OF OCALA

vs

WALTERS HUMPHREY JR, WALTERS MIRACLE M, 2220 NW 24TH RD, OCALA FL 34475-4817

VIOLATION(S):

Section 34-121	Definitions
Section 34-122	Abandoned or derelict vehicles
Section 82-151	Standard Housing Code adopted

LOCATION: 2220 NW 24TH RD

CASE NO: 2020_4618

OFFICER T. GILLYARD

REPEAT VIOLATOR

CITY OF OCALA

vs

DOSH CHRISTINE W, PO BOX 2813, OCALA FL 34478-2813, CHRISTINA DOSH, C.W. DOSH, PO BOX 772843, OCALA FL 34473

VIOLATION(S):

Section 34-91

Definitions

Section 34-95

Weeds, accumulations of trash or other unsightly or unsanitary matter

LOCATION:

1700 BLK OF NW 24TH CT

CASE NO: 2020_4721

OFFICER T. GILLYARD

REPEAT VIOLATOR

CITY OF OCALA

vs

DOSH CHRISTINE W, PO BOX 2813, OCALA FL 34478-2813, CHRISTINE DOSH, C.W. DOSH, PO BOX 772843, OCALA, FL 34473

VIOLATION(S):

Section 34-91

Definitions

Section 34-95

Weeds, accumulations of trash or other unsightly or unsanitary matter

LOCATION:

1709 NW 27 AVE

CASE NO: 2020_4725

OFFICER T. GILLYARD

CITY OF OCALA

vs

GARLOBO IFRAIN, 3318 NICHOLS RD, LITHIA FL 33547-4221

VIOLATION(S):

Section 34-91

Definitions

Section 34-95

Weed; accumulations of trash or other unsightly or unsanitary matter

Section 34-121

Definitions

Section 34-122

Abandoned or derelict vehicles

LOCATION:

1404 NW 20 AVE

CASE NO: 2019_3832

OFFICER C. SMITH

CITY OF OCALA

vs

PATTERSON GERALDINE, 2346 SW 5TH PL, OCALA FL 34474-2134

VIOLATION(S):

Section 122-312

Permitted uses

LOCATION:

2212 SW 6TH ST

CASE NO: 2020_4446 OFFICER C. SMITH

CITY OF OCALA
vs
JACKSON DORIS ETAL, 6100 HOLIDAY HILL LN, ORLANDO FL 32808-4232

VIOLATION(S):
Section 34-91 Definitions
Section 34-95 Weeds, Accumulation of trash or other unsightly or unsanitary matter
Section 122-51 Building Permit Required

LOCATION: 2350 SW 4TH ST

CASE NO: 2020_4821 OFFICER C. SMITH

CITY OF OCALA
vs
MACK VOYCE J, 1450 NW HOLLY STREET, WASHINGTON DC 20012-1526

VIOLATION(S):
Section 82-511 Definitions
Section 82-512 Barrier Required
Section 82-517 Abandoned, neglected, inoperable or hazardous swimming pools and spas

LOCATION: 1651 SW 3RD ST

CASE NO: 2019_1521 OFFICER H. REYES

CITY OF OCALA
vs
JAMES & ASSOCIATES TAX & FINANCIAL SRVS LLC C/O TORRY D JAMES (REGISTERED AGENT), 1387 CASSAT AVE, JACKSONVILLE FL 32205-7084

VIOLATION(S):
Section 34-91 Definitions
Section 34-95 Weeds; Accumulations of trash or other unsanitary matter
Section 82-183 Unsafe electrical conditions, authority to discontinue electrical service
Section 122-51 Building Permit Required

LOCATION: 2224 SE LAKE WEIR AVE

OLD BUSINESS

Consent Agenda for Non-Compliance (MASSEY) Hearing

COM18_1168	JAMES PONDER	413 NW 19 TH CT
2019_2399	AARON/SHAYNA FEINGOLD	1105 NE 6 TH ST
2019_2982	FRANKA BLACKMAN	2000 BLOCK OF SW 1 ST ST
2019_3110	DAVID H./BETTY KINSEY	2101 NE JACKSONVILLE RD
2019_3329	PATRICK S./AMANDA J. WERNER	420 NE 15 TH COURT
2019_3463	DERRICK DEMPSEY A SR	1206 SW 3 RD ST
2019_3768	OAKCREST APARTMENTS	2822 NE JACKSONVILLE RD ALL UNITS
2019_3939	MARIA VAZQUEZ	1144 NE 10 TH AVE
2019_3942	GILLETTE ROOSEVELT EST	2023 SW 4 TH ST
2020_4049	SILVER SPRINGS EQUITIES LLC	4920 E SILVER SPRINGS BLVD ALL
2020_4182	DINKINS KENNETH EST	510 SW FORT KING ST

DISCUSSION:

COMMENTS BY THOSE WHO WISH TO ADDRESS THE CODE ENFORCEMENT SPECIAL MAGISTRATE

COMMENTS BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE ADJOURNMENT