



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, JULY 29, 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
JULY 29, 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 #072920200900 POSTED –

SWEAR-IN OFFICERS

COMPLIED CASES OR STIPULATION CASES

NEW BUSINESS

CASE NO: 2020_4067 OFFICER J. BULLER

CITY OF OCALA

vs.
THE SUTTON IRREVOCABLE TRUST, SUTTON JOHN LESTER TR, 12252 SE 96TH TR, BELLEVIEW FL 34420-5444

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: 1423 NE 15TH PL

CASE NO: 2020_4426 OFFICER J. BULLER

CITY OF OCALA

vs.

JACKSON FRED S, JACKSON PATRICIA, PO BOX 475, SILVER SPRINGS FL 34489-0475, ABS LOAN TRUST VI,
3815 SOUTH WEST TEMPLE, SALT LAKE CITY UT 84115

VIOLATION(S):

Section 34-91	Definitions
Section 34-95	Weeds; Accumulations of trash or other unsightly or unsanitary matter
Section 34-141	Definitions
Section 34-143	Maintenance Requirements
Section 34-145	Local Contact Person and Local Property Manager; posting
Section 82-3	Barbed wire, electrified fences, razor wire and fences/walls

LOCATION: 801 NE 23RD AVE

CASE NO: 2020_4743 OFFICER J. BULLER

REPEAT VIOLATOR

CITY OF OCALA

vs.

NELSON WILLIAM CURTIS, C/O PHYLLIS MORRIS, 5026 NAVIA CT FLEMMING ISLAND FL 32003-7883

VIOLATION(S):

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

LOCATION: 2710 NE 15TH AVE

CASE NO: 2020_4833 OFFICER J. BULLER

CITY OF OCALA

vs.

PARDEE ASA, 2450 SW 7TH AVE OCALA FL 34471-7207

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 82-48	Construction without required permit
Section 82-181	Definitions
Section 82-182	Dangerous buildings declared nuisance; abatement required; time limits
Section 82-184	Standard for ordering repair, vacation or demolition
Section 122-51	Building Permit Required

LOCATION: 917 NE 9TH AVE

CASE NO: 2020_5003

OFFICER J. BULLER

REPEAT VIOLATOR

CITY OF OCALA

vs.

BACK TO BASIC HOLDINGS LLC, C/O JOHN W DUGGAN JR (REGISTERED AGENT), 4211 NW BLITCHTON RD
OCALA FL 34482

VIOLATION(S):

Section 34-91

Definitions

Section 34-95

Weeds; Accumulations of trash or other unsightly or unsanitary matter

LOCATION:

424 NE 9TH AVE

CASE NO: 2020_5029

OFFICER J. BULLER

REPEAT VIOLATOR

CITY OF OCALA

vs.

GUNSBY TAMARA, 2603 NE 1ST AVE OCALA FL 34470-3548

VIOLATION(S):

Section 34-91

Definitions

Section 34-95

Weeds; Accumulations of trash or other unsightly or unsanitary matter

LOCATION:

2603 NE 1ST AVE

CASE NO: 2020_4183

OFFICER T. GILLYARD

REPEAT VIOLATOR

CITY OF OCALA

vs.

EXIT STRATEGY MAY 13 LLC, 25882 ORCHARD LAKE RD STE 106 FARMINGTON HILLS MI 48336, CORPORATE
COMPANY OF MIAMI (REGISTERED AGENT), 200 S BISCAYAN BOULEVARD SUITE 4100 (EEP) MIAMI FL 33131

VIOLATION(S):

Section 34-91

Definitions

Section 34-95

Weeds; Accumulations of trash or other unsightly or unsanitary matter

LOCATION:

2117 NW 1ST AVE

CASE NO: 2020_4425

OFFICER T. GILLYARD

CITY OF OCALA

vs.

PETERSON ELAINE COLEMAN, 1501 SE 24TH RD OCALA FL 34475-6173

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 82-151

Standard Housing Code adopted

LOCATION:

620 NW 5th St

CASE NO: 2020_4531

OFFICER T. GILLYARD

CITY OF OCALA

vs.

ALLEN ARNETTE E, 11855 NW 100TH ST OCALA FL 34482-8646

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	Standard for ordering repair; vacation or demolition

LOCATION: 1963 NW 2 ST

CASE NO: 2020_4742

OFFICER T. GILLYARD

CITY OF OCALA

vs.

RACETRAC PETROLEUM INC C/O SILVER OAK ADVISORS, PO BOX 2437 SMYRNA GA 30081-2437, RACETRAC PETROLEUM INC, 200 GALAERIA PARKWAY SE SUITE 900 ATLANTA GA 30339, CORPORATE CREATIONS NETWORK INC (REGISTERED AGENT), 801 US HIGHWAY 1 NORTH PALM BEACH FL 33408

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

LOCATION: 3535 W SILVER SPRINGS BLVD

CASE NO: 2020_4748

OFFICER T. GILLYARD

CITY OF OCALA

vs

RACETRAC PETROLEUM INC C/O SILVER OAK ADVISORS, PO BOX 2437 SMYRNA GA 30081-2437, RACETRAC PETROLEUM INC, 200 GALAERIA PARKWAY SE SUITE 900 ATLANTA GA 30339, CORPORATE CREATIONS NETWORK INC (REGISTERED AGENT), 801 US HIGHWAY 1 NORTH PALM BEACH FL 33408

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_4966

OFFICER T. GILLYARD

CITY OF OCALA

vs

JCM 308A LLC C/O MITCHELL JOHN (REGISTERED AGENT), 2127 SE FT KING ST OCALA FL 34471-2524

VIOLATION(S):

Section 34-91

Definitions

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

LOCATION:

308 NW 25TH ST

CASE NO: 2020_4966

OFFICER T. GILLYARD

REPEAT VIOLATOR

CITY OF OCALA

vs

JCM 308A LLC C/O MITCHELL JOHN (REGISTERED AGENT), 2127 SE FT KING ST OCALA FL 34471-2524

VIOLATION(S):

Section 34-91

Definitions

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

LOCATION:

308 NW 25TH ST

CASE NO: 2020_4994

OFFICER T. GILLYARD

REPEAT VIOLATOR

CITY OF OCALA

vs

TSIANOS GEORGE, 2612 NW 5TH AVE OCALA FL 34475-9318

VIOLATION(S):

Section 34-91

Definitions

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

LOCATION:

2612 NW 5TH AVE

CASE NO: 2020_4994

OFFICER T. GILLYARD

REPEAT VIOLATOR

CITY OF OCALA

vs

TSIANOS GEORGE, 2612 NW 5TH AVE OCALA FL 34475-9318

VIOLATION(S):

Section 34-91

Definitions

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

LOCATION:

2612 NW 5TH AVE

CASE NO: 2020_5008

OFFICER T. GILLYARD

REPEAT VIOLATOR

CITY OF OCALA

vs

LEWIS REGINAL, GOODWIN BIRDI C/O PAM LEWIS 1112 NW 11TH AVE OCALA FL 34475-6105

VIOLATION(S):

Section 34-91

Definitions

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

LOCATION:

638 NW 10TH AVE

CASE NO: 2020_5036

OFFICER T. GILLYARD

CITY OF OCALA

vs

COLEMAN LATOYA 1904 NW 12TH ST, OCALA FL 34475-5314

VIOLATION(S):

Section 34-32

Water Collections

Section 34-91

Definitions

Section 34-121

Definitions

Section 34-122

Abandoned or derelict vehicles

Section 82-181

Definition

Section 82-182

Dangerous buildings declared nuisance; abatement required; time limits

Section 82-183

Unsafe electrical conditions, authority to continue electrical service

Section 122-1193

Parking of trailers and commercial vehicles in residential districts; use of trailers and portable containers for storage purposes

LOCATION:

1904 NW 12TH ST

CITY OF OCALA

vs

CENTRAL FL PETROLEUM DISTRIBUTORS LC C/O TAX DEPT, 3318 FOREST LN STE 200 DALLAS TX 75234,
 CENTRAL FLORIDA PETROLEUM DISTRIBUTORS LC, PO BOX 1110 BRANDON FL 33509, MCKNIGHT WILLIAM
 D (REGISTERED AGENT), 1201 OAKFIELD DR SUITE 109, BRANDON FL 33511, PINE STREET CHEVERON PINE
 STREET SERVICE STATION INC C/O RAMMUNI JOSEPH (REGISTERED AGENT), 905 SOUTH PINE AVE OCALA
 FL 34474

VIOLATION(S):

Section 34-91	Definitions
Section 34-95	Weeds; Accumulations of trash or other unsightly or unsanitary matter
Section 82-181	Definition
Section 82-182	Dangerous buildings declared nuisance; abatement required; time limits
Section 82-184	Standards for ordering repair, vacation or demolitions
Section 110-3	Definitions
Section 110-31	Removal of Prohibited or Abandoned Signs
Section 110-32	Repair of removal of unsafe signs
Section 122-219	Conformance with approved plan; changes to approved plan; certification of Compliance; maintenance of improvements

LOCATION: 905 S. PINE AVE

CITY OF OCALA

vs

JONES FAMILY TRUST, JONES PATRICIA TR, 1943 SW 3RD ST OCALA FL 34471-1869

VIOLATION(S):

Section 34-91	Definitions
Section 34-95	Weeds; Accumulations of trash or other unsightly or unsanitary matter
Section 34-98	Miscellaneous Nuisances
Section 82-151	Standard Housing Code Adopted

LOCATION: 1325 SW 2ND ST

CASE NO: 2020_4488

OFFICER C. SMITH

CITY OF OCALA

vs

MCCOY MALICHI ST C/O FRANCIS HAMPTON, 13 SW 26TH AVE OCALA FL 34475-6242

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 82-181	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: 100 BLOCK SW 26TH AVE

CASE NO: 2020_4864

OFFICER C. SMITH

CITY OF OCALA

vs

BROWN ALICE F EST, GALLOWAY CAROLYN, 1822 SW 4TH ST OCALA FL 34471-1472

VIOLATION(S):

Section 34-91	Definitions
Section 34-95	Weeds; Accumulations of trash or other unsightly or unsanitary matter
Section 122-1217	Chickens
Section 122-1221	Keeping of Livestock

LOCATION: 1731 SW 5TH PL

CASE NO: 2020_4863

OFFICER H. REYES

REPEAT VIOLATOR

CITY OF OCALA

vs

MOORE MELANIE R, 1131 SE 33RD AVE OCALA FL 34471-2927

VIOLATION(S):

Section 34-91	Definitions
Section 34-95	Weeds; Accumulations of trash or other unsightly or unsanitary matter
Section 34-121	Miscellaneous Nuisances
Section 82-151	Standard Housing Code Adopted

LOCATION: 1131 SE 3RD AVE, OCALA FL 34471-2927

REQUEST FOR PETITION

CASE NO: COM10-0377 OFFICER D. BAKER

CITY OF OCALA

vs.

WYCKOFF CATHLEEN M, WYCKOFF A CAROLE, 723 NW 30TH AVE OCALA FL 34475

VIOLATION(S):

Section 62-61	Levy
Section 62-62	Tax Certificate Required
Section 110-131	Prohibited Signs
Section 122-1007	Surfacing
Section 122-212	Site Plan Approval Required
Section 118-74	Tree Removal Permit for a property having certificate occupancy

LOCATION: 2500 BLK NW 10TH ST

CASE NO: COM10_0968 OFFICER T. GILLYARD

CITY OF OCALA

vs.

OSTROW CONST CO 1121 VIA DEL MAR WINTER PARK FL 32789-1362, OSTROW CONST CO C/O OSTROW JOHN B (AGENT) 44 WEST FLAGER ST SUITE 1250 MIAMI FL 33130

VIOLATION(S):

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

LOCATION: 2700 BLK NW 18TH ST

CASE NO: COM16-0312 OFFICER A. YODER

CITY OF OCALA

vs.

DOSH CHRISTINE W 1709 NW 27TH AVE OCALA FL 34475

VIOLATION(S):

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

LOCATION: 1709 NW 27TH AVE

CITY OF OCALA

vs.

ROSALIND GARDNER, KATHY SCARGILL ET AL, KATHY SCARGILL, SANDRA TURNER, SCOTTIE SPENCER, 3941 SE 14TH PLACE, OCALA, FL 34471

VIOLATION(S):

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

LOCATION: 400 BLK NW 19TH AVE

CITY OF OCALA

vs.

ROSALIND GARDNER, KATHY SCARGILL ET AL, KATHY SCARGILL, SANDRA TURNER, SCOTTIE SPENCER, 3941 SE 14TH PLACE, OCALA, FL 34471

VIOLATION(S):

Section 34-91	Definitions
Section 34-95	Weeds; accumulations of trash or other unsightly or unsanitary matter
Section 82-182	Dangerous buildings declared nuisance: abatement required: time limits
Section 82-184	Standards for ordering repair, vacation or demolition
Section 82-442	Implementation and enforced of numbering system; master map
Section 82-443	Display of building numbers
Section 122-51	Building Permit required

LOCATION: 1736 NW 26TH PL

OLD BUSINESS

Consent Agenda for Non-Compliance (MASSEY) Hearing

COM16_0312	DOSH CHRISTIN W	1709 NW 27 TH AVE
2019_3616	PG SARRES INC	2205 E SILVER SPRINGS BLVD
COM18_1169	ONCE A YEAR TERMITE & PEST CONT	1732 NE 25 TH AVE
2019_2465	CRISTINA DANIELS	1707 NW 18 TH AVE
2019_2613	CONCHIGLIO BETTY JEAN REV TRUST	560 NE 14 TH ST
2019_3155	PARDEE EMILY L TRUST	2509 NE 14 TH ST
2019_3329	ESTHER ARANGO-PALENCIA	420 NE 15 TH CT
2019_3768	OAKCREST APARTMENTS	2822 NE JACKSONVILLE RD UNIT 1
2020_3549	OAKCREST APARTMENTS	2822 NE JACKSONVILLE RD ALL UNITS
2019_3939	MARIA VAZQUEZ	1144 NE 10 TH AVE
2020_4044	NANCY E BEACH REV LVG TRUST	216 E SILVER SPRINGS BLVD
2020_4100	MICHAEL LESSARD	2157 NE JACKSONVILLE RD
2020_4175	EMMINGER NANCY LYNNE	1130 NE 12 TH AVE
2020_4259	923 MAGNOLIA AVE LLC	923 MAGNOLIA AVE ALL UNITS
2020_4338	NORMAN ANNIE B	1134 NE 6 TH ST
2020_4733	TINMAN PROPERTY GROUP LLC1	1510 NE 46 TH RD
2019_2887	MACRO DT LLC	415 SE 1 ST AVE
2019_3824	LYNCH DOROTHY	1800 BLK OF NW 2 ND ST
2020_4379	GAINES BRIAN/MARCELLA	2408 NW 21 ST AVE
2020_4394	GAINES BRIAN/MARCELLA	2100 BLK OF 21 ST ST
2020_4469	WALTERS HUMPHREY	2220 NW 24 TH RD
2020_4725	GARLOBO IFRAIN	1404 NW 20 AVE
2020_4821	MACK VOYCE	1651 SW 3 RD ST
2019_1521	JAMES & ASSOCIATES TAX	2224 SE LAKE WEIRD AVE

DISCUSSION:

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

COMMENTS BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE ADJOURNMENT